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THE OWNERSHIP OF TENANT FARMS IN THE UNITED STATES

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NEED OF SPECIFIC INFORMATION

Statistics on the tenure of farms have been gathered and published every 10 years beginning with the census of 1880. Concerning the ownership of rented farms, however, little of a statistical nature is available except as regards the degree of concentration of ownership and of absenteeism on the part of owners, as reported by the census of 1900. The present study was undertaken with a view to increasing the available information about the ownership of rented farm land, a very important phase of the farm-tenancy question.

The extent to which farms are operated by persons other than the owners is indicated by the fact that the census of 1920 reported 47.9 per cent of the farms to be operated by managers or by tenants who rented all or part of the land which they farmed. That the importance of farm tenancy and therefore of farm landlordism is increasing is indicated by the fact that, in 1920, 43.6 per cent of the value of the farm land and buildings of the country is estimated to have been rented from the owners by the farmers, whereas the corresponding percentages were 39.5 in 1910 and 35.4 in 1900.[1]

[1] U. S. Dept. Agr. Yearbook 1923, p. 515.

Among the questions which the results of the present study at least partly answer are the following:

Who own the rented farms?

What part of them is in the possession of the largest holders?

To what extent are owners of rented farm property distant absentees?

How did present owners acquire their land?

What are their occupations, their ages, their farm experience?

To what extent are farm tenants related by blood or marriage to farm landlords?

METHODS AND AREAS OF STUDY

A report on matters relating to the ownership of rented farms was made in connection with the Twelfth (1900) Census.[2] That report was based on a classification of the rented farms of the country by ownership and by residence of the owners in relation to the land. The information needed to make this classification was obtained by the census enumerators when they obtained the answers to questions which asked the acreage and value of the rented farms, the kind of rent paid by the tenants, and the names and addresses of the owners. Answers to the same questions were obtained by the enumerators of the fourteenth (1920) census, and these data were analyzed by the Bureau of Agricultural Economics in cooperation with the Bureau of the Census.

Methods of studying the questions of concentration and absenteeism in ownership in 1920 were similar to those used in 1900. From each rented farm schedule the acreage, the value of the real estate, the State and county in which the farm was located, and the name and address of the owner were transferred to a slip of paper. The slips were assorted according to the counties in which the owners resided and then subdivided so that all the owners living in each city, town, or village were brought together. These slips were then arranged in alphabetical order. This last process brought together all of the rented farms which any given landlord owned in the 184 counties studied in 1920. The 1900 index brought together all of the farms which a landlord owned in the United States.[3]

The 184 counties are only 6 per cent of the counties of the country, yet they contained in 1920 11.2 per cent of all the rented farms, 10.9 per cent of all the acreage in rented farms, and 18.6 per cent of the total value of land and buildings rented to tenants who owned none of the land which they farmed. In the 184 counties, rented farms averaged 105 acres and were worth $16,001 each, whereas taking the other counties of the country collectively, rented farms averaged 108 acres and were worth $8,890 each. For purposes of tabulation and comparison the 184 counties are handled as 31 groups of counties, and these 31 groups are further combined for some comparisons.

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[2] Twelfth Census of the United States, 1900, Vol. V, Agriculture, Pt. 1, pp. lxxxv–xciii, and pp. 309–317.

[3] Tabulations of the census of 1900 show that 4.5 per cent of the rented farms were not indexed as to ownership by that census. The number of rented farms in 1920 in the 184 counties indexed was 276,083. The value of the land and buildings was $4,417,534,012, and the acreage was 29,120,860. The ownership of 90.7 per cent or 250,362, of the 276,083 rented farms was indexed. The 250,362 rented farms indexed were found to consist of 256,175 farms and parcels of farms, 95.7 per cent of which were farms in themselves and not parcels of farms. The occupants of the other farms, 5,214 in number, each rented parcels from two or more landlords, a total of 11,027 parcels.

The 1900 report of the Bureau of the Census concerns itself with the rented farms within the entire area of continental United States, whereas 1920 conditions as reported in this bulletin are limited to rented farms located in 184 counties grouped in 24 of the 48 States. The counties chosen for the 1920 study are counties in which the percentage of tenancy on farms is relatively high.[4] (Fig. 1.)

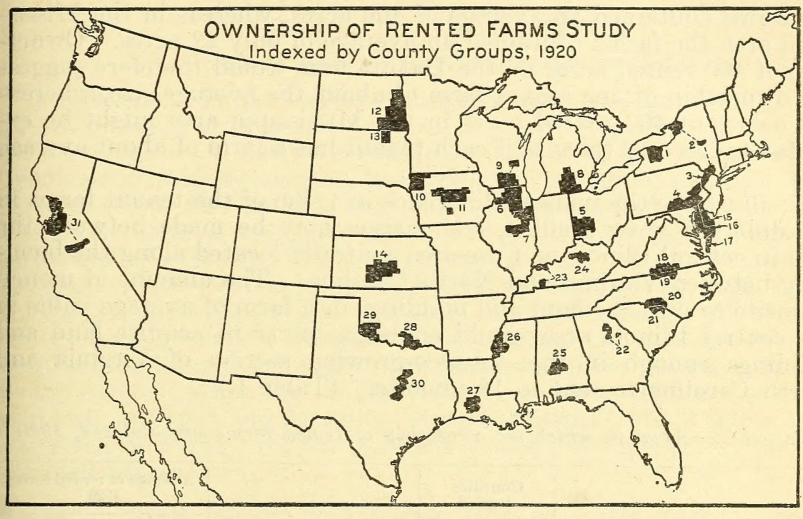

FIG. 1.—The 184 counties are handled as 31 groups of counties. They are in representative cotton, corn, wheat, tobacco, and general farming sections of the country

Group 1. Genesee, Livingston, Monroe, Orleans, and Wyoming Counties, N. Y.
Group 2. Jefferson, Montgomery, and Orange Counties, N. Y.
Group 3. Sussex and Warren Counties, N. J.
Group 4. Adams, Berks, Chester, Cumberland, Franklin, Lancaster, Lehigh, Northampton, and York Counties, Pa.
Group 5. Butler, Champaign, Clark, Darke, Fayette, Greene, Madison, Miami, Montgomery, Preble, and Warren Counties, Ohio.
Group 6. Boone, DeKalb, Grundy, Kane, Kendall, LaSalle, Lee, McHenry, Ogle, Whiteside, and Winnebago Counties, Ill.
Group 7. Champaign, DeWitt, Ford, Iroquois, Kankakee, Livingston, Logan, McLean, Macon, and Piatt Counties, Ill.
Group 8. Branch, Calhoun, Clinton, Eaton, Hillsdale, Ingham, Jackson, and Lenawee Counties, Mich.
Group 9. Dane, Fond du Lac, Green, Jefferson, Rock, and Walworth Counties, Wis.
Group 10. Cherokee, Dickinson, Lyon, O'Brien, Osceola, Plymouth, and Sioux Counties, Iowa.
Group 11. Blackhawk, Boone, Calhoun, Grundy, Hamilton, Hardin, Marshall, Story, Tama, Warren and Webster Counties, Iowa.
Group 12. Barnes, Cass, Dickey, Grand Forks, LaMoure, Ransom, Richland, Sargent, Steele, and Traill Counties, N. Dak.
Group 13. Brown County, S. Dak.
Group 14. Barton, Edwards, Harvey, Kiowa, McPherson, Pawnee, Pratt, Reno, Rice, and Stafford Counties, Kans.
Group 15. Kent, New Castle, and Sussex Counties, Del.
Group 16. Caroline, Cecil, Dorchester, Kent, Queen Anne, Somerset, Talbot, Wicomico, and Worcester Counties, Md.
Group 17. Accomac and Northampton Counties, Va.
Group 18. Halifax, Henry, Mecklenburg, and Pittsylvania Counties, Va.
Group 19. Caswell, Granville, Person, Rockingham, and Vance Counties, N. C.
Group 20. Anson, Richmond, Scotland, and Union Counties, N. C.
Group 21.—Chesterfield and Marlboro Counties, S. C.
Group 22. Barrow, Clark, Jackson, Morgan, Oconee, and Taliaferro Counties, Ga.
Group 23. Christian, Daviess, and Henderson Counties, Ky.
Group 24. Bourbon, Clarke, Fayette, Franklin, Jessamine, Scott, Shelby, and Woodford Counties, Ky.
Group 25. Dallas, Lowndes, and Wilcox Counties, Ala.
Group 26. Bolivar, Coahoma, LeFlore, Sunflower, and Washington Counties, Miss.
Group 27. Acadia, Allen, Evangeline, and Jeff Davis Counties, La.
Group 28. Bryan, Johnston, Marshall, and Murray Counties, Okla.
Group 29. Greer, Harmon, Jackson, Kiowa, and Tillman Counties, Okla.
Group 30. Bell, Ellis, Hill, and McLennan Counties, Tex.
Group 31. Alameda, Colusa, Contra Costa, Madera, Sacramento, San Joaquin, Solano, Sutter, and Yolo Counties, Calif.

[4] The names of the counties, arranged in groups, follow. Each group of counties is given a number which is referred to in the tables of this bulletin to avoid the necessity of repeatedly listing the names of the counties.

Supplemental information bearing on the status of owners of rented farms on January 1, 1920, was obtained by addressing questionnaires to a large porportion of the owners of rented farms in the 184 counties studied.

Considerable difference exists between the various counties and areas studied with respect to the average acreage and value per farm and value per acre of farm land. For example, in the Dakota area the farms contained an average of 406 acres, whereas in the Mississippi area the farms contained an average of only 22 acres. Ownership of 400 rented acres in the Dakota area would therefore suggest the ownership of one rented farm of about the average size, whereas the owner of 400 rented acres in the Mississippi area might be expected to have 18 tenants if each tenant has a farm of about average size.

To illustrate the marked difference in value of the tenant farms in the different areas studied, comparison may be made between the area in central Illinois and the area centrally located along the boundary between Virginia and North Carolina. The amount of money requisite to own the land and buildings of a farm of average value in the central Illinois area would enable a buyer to acquire land and buildings enough in this tobacco-growing section of Virginia and North Carolina to rent to 18 tenants. (Table 1.)

TABLE 1.—*Areas in which the ownership of rented farms was indexed, 1920*

State and location	Counties studied		Type of farming by group	Average of rented farms, 1920 [2]		
	Total	Group [1]		Size	Value of land and buildings	
					Per farm	Per acre
	Number	*Number*		*Acres*		
New York, western	5	1	Fruit and general	112	$11,616	$104
New York, scattered	3	2	Dairy	146	8,149	56
New Jersey, northern	2	3				
Pennsylvania, southeastern	9	4	General and dairy	82	8,781	107
Ohio, southwestern	11	5	General	107	16,398	153
Illinois, northern	11	6	Corn, oats, dairy	164	38,347	233
Illinois, central	10	7	Corn, oats	173	54,854	317
Michigan, southern	8	8	Dairy and general	118	10,551	89
Wisconsin, southern	6	9	Dairy	132	19,275	146
Iowa, northwestern	7	10	Corn, oats, livestock	192	55,315	288
Iowa, central	11	11	do	167	44,595	267
North Dakota, eastern	10	12	Small grains	406	29,828	73
South Dakota, northeastern	1	13				
Kansas, central	10	14	Small grains and corn	272	22,198	82
Delaware, all	3	15	Dairy and general	118	7,746	65
Maryland, eastern	9	16	Truck and general	131	9,483	72
Virginia, eastern	2	17	Truck	51	7,976	156
Virginia, south central	4	18	Tobacco and corn	71	3,138	44
North Carolina, north central	5	19				
North Carloina, south central	4	20	Cotton and corn	47	3,850	82
South Carolina, north central	2	21				
Georgia, northeastern	6	22	do	42	3,867	92
Kentucky, western	3	23	Tobacco and corn	46	4,638	102
Kentucky, north central	8	24	Tobacco and general	50	10,397	209
Alabama, south central	3	25	Cotton	34	840	25
Mississippi, western	5	26	do	22	4,617	214
Louisiana, south central	4	27	Rice and cotton	64	4,723	74
Oklahoma, south central	4	28	Cotton	92	5,639	62
Oklahoma, southwestern	5	29	Cotton and general	168	8,162	48
Texas, central	4	30	Cotton	87	11,216	129
California, north central	9	31	General and horticultural	258	34,263	133
All areas studied	184	31	Average	105	16,001	152

[1] See footnote 4 on page 3.

[2] Obtained from acreage and value totals reported by the Bureau of the Census.

The importance of the problems associated with farm tenancy in the North Central States led to the selection of 85 counties in those States out of the 184 counties selected in all. Department Bulletin 1433, "The Ownership of Tenant Farms in the North Central States," shows with greater detail the conditions surrounding the ownership of rented land in those States than the present bulletin could regarding all of the areas studied.

CONCENTRATION OF OWNERSHIP

AVERAGE SIZE OF HOLDINGS OF RENTED FARMS, 1900 AND 1920

Tenant farms in the United States averaged 96.3 acres in size and $2,345 in value of land and buildings in 1900, as compared with the 1920 average of 107.9 acres in size and $9,690 in value. In comparing 1900 and 1920 figures on concentration of ownership one would therefore expect to find an increase in terms of acres and value, even if there were little or no change in terms of farms. Of the nine sections into which the country is divided by the census, in the South Atlantic the East South Central, and the Pacific sections the average size of tenant farms decreased in the 20 years; in other sections the average size of tenant farms increased. In all sections the average value of land and buildings per tenant farm increased, more than doubling in every section except the middle Atlantic States. The average size and value of land and buildings of rented farms in 1900 and in 1920 are given in Table 2 for the different sections of the country and for selected States.

TABLE 2.—*Average size and value of tenant farms by sections of the country and selected States, 1900 and 1920*

State or section	Average of all tenant farms [1]				Ratio of value per acre of farm land and buildings in 1920 to same in 1900 [2] (100 per cent)
	Size of farm		Value of land and buildings per farm		
	1900	1920	1900	1920	
	Acres	*Acres*			
New England	107.1	112.5	$2,896	$5,978	2.1
Middle Atlantic	104.5	109.2	4,888	8,594	1.7
East North Central	106.3	126.0	5,177	19,607	3.0
West North Central	150.6	219.5	4,105	25,272	4.1
South Atlantic	75.0	58.2	857	3,427	4.6
East South Central	51.1	44.7	666	2,508	4.0
West South Central	90.3	99.0	928	4,973	5.6
Mountain	349.6	359.5	3,758	15,450	3.7
Pacific	331.9	272.7	7,743	24,406	4.1
United States	96.3	107.9	2,345	9,690	3.5
SELECTED STATES					
Pennsylvania	98.7	98.6	5,155	8,202	1.6
Ohio	92.7	105.2	4,089	13,243	2.7
Illinois	122.2	148.2	7,182	31,068	3.5
Michigan	95.0	112.4	3,500	9,504	2.3
Iowa	145.8	166.8	6,210	38,898	5.2
North Dakota	347.0	429.4	5,746	20,713	3.2
Kansas	165.0	252.3	2,990	16,835	4.0
Delaware	128.4	118.3	3,858	7,746	2.1
Maryland	140.1	126.3	4,289	9,488	2.4
Virginia	102.7	83.3	1,204	4,506	4.0
North Carolina	67.4	52.7	598	3,523	6.3
Georgia	74.7	56.6	575	2,821	6.4
Kentucky	55.6	50.4	1,191	3,724	3.4
Alabama	52.4	47.2	412	1,484	4.3
Mississippi	41.8	34.9	494	2,402	5.2
Oklahoma	165.4	128.3	1,088	6,022	5.7
Texas	106.3	135.4	1,161	6,636	5.9
California	396.0	265.9	10,127	29,070	4.3

[1] Census data.

[2] Computed from U. S. Census data.

Landlords owning rented farms in the 184 counties studied in 1920 owned on the average 1.65 rented farms each, or 169 rented acres worth $19,438.[5] In 1900 the owners of the rented farms of the United States owned 1.54 rented farms each on an average, containing a total of 147 acres worth $3,597, at the time. If these holdings of rented farms increased in value between 1900 and 1920 at the same rate that farms of all kinds increased, they would have been worth $12,590 in 1920.

In Delaware, the only State for which the ownership of rented farms was indexed for every county in 1920, the landlords of its rented farms owned 1.29 rented Delaware farms on the average, containing, for each landlord, a total of 161 rented acres, worth $10,357. In 1900 the landlords of the rented farms of Delaware owned an average of 1.32 rented Delaware farms each. At that time a holding of that many farms would have contained an average of 170 acres, worth $5,076.

Between 1900 and 1920 farm real estate in Delaware increased in value at a rate such that property worth $5,076 in 1900 would have been worth $10,776 in 1920. The figures suggest a slight decrease in the degree of concentration of ownership of rented Delaware farms whether measured in terms of rented farms, acreages, or value of real estate.

On the other hand, an opposite trend in concentration appears to have occurred in some other States. For instance, in Ohio, in 1920, the owners of rented farms in the 11 counties studied in that State each owned an average of 1.16 rented farms in those counties, or 115 rented acres, worth $17,978. In 1900 the rented farms of Ohio were owned by landlords who owned an average of 1.12 rented Ohio farms apiece, an average holding which would have contained 105 acres, worth $4,617 in 1900. Between 1900 and 1920 Ohio farm real estate increased in value at a rate such that property worth $4,617 in 1900 would have been worth $12,350 in 1920. The figures suggest an increase in the degree of concentration of ownership of rented farms in Ohio whether measured in terms of rented farms, acreages, or value of real estate. Other comparisons are afforded by Table 3.

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[5] Landlords to the number of 24,373 replying to questionnaires for the 184 counties in which the ownership of rented farms was studied for 1920 returned replies which indicated the number of tenants on their land. Within limits their answers afford a check on the information obtained by the index to the ownership of rented farms in the areas studied.

The 24,373 landlords who replied reported an average of 2.33 tenants each. Holdings of rented acres averaged 265 for each owner. The index showed that the 256,175 rented farms indexed for ownership in the 184 counties studied were owned by 154,730 owners, which amounts to an average of 1.65 tenants apiece. The index showed the average landlord to have had 169 rented acres. The index, however, included only such rented acreages as were operated by tenants who owned none of the land which they farmed. On the other hand, landlords in their replies reported acreages rented to part owners and they reported part owners as tenants.

It is very probable that some of the 24,373 landlords who replied interpreted the question asking how many tenants they had to allude to the number of persons resident on their land, including the wives and children of their tenants as well as regular hired help. Such a misunderstanding would raise the number of tenants reported to a figure higher than the true average. However, one would not expect the average number of tenants reported by those who answered the questionnaire to be as low as the average shown by the index, since the index concerns rented farms operated by tenants who owned none of the land which they farmed and since the index is for only 184 counties and therefore fails to reveal a complete picture of the facts about concentration of ownership.

Another cause of the divergence in the results of the index and of the questionnaire is the fact that the landlords who replied to the questionnaire owned more rented farms than the landlords who did not reply. That this was the case was brought out by a study of the number of rented farms of landlords owning in a number of counties in the North Central States. The index showed that the 7,095 landlords who replied from these counties owned an average of 1.24 rented farms, or 267 rented acres each. The index showed that the landlords who owned in the same counties but who did not reply to the questionnaire had an average of but 1.19 tenants, or 237 rented acres.

TABLE 3.—*Average size and value of holdings of owners of rented farms in selected areas, 1900 and 1920*

1900

State	Rented farm property held			
	Farms	Acres	Value of land and buildings	
			1900	1920 [1]
	Number	*Number*	*Dollars*	*Dollars*
New York	1.08	122	4,964	8,746
New Jersey	1.13	106	5,672	10,868
Pennsylvania	1.08	111	5,785	9,372
Ohio	1.12	105	4,617	12,350
Illinois	1.26	156	9,142	31,854
Michigan	1.05	101	3,718	8,461
Wisconsin	1.06	136	5,957	17,037
Iowa	1.20	176	7,512	39,386
North Dakota	1.10	383	6,424	20,642
South Dakota	1.15	344	4,970	30,748
Kansas	1.21	195	3,673	14,812
Delaware	1.32	170	5,076	10,776
Maryland	1.24	176	5,380	12,901
Virginia	1.38	142	1,659	6,712
North Carolina	1.61	109	966	6,065
South Carolina	2.30	124	1,167	8,432
Georgia	1.92	143	1,104	7,106
Kentucky	1.34	75	1,600	5,559
Alabama	2.27	119	934	3,986
Mississippi	2.42	101	1,199	6,249
Louisiana	2.06	89	1,281	4,748
Oklahoma [2]				
Texas	1.66	172	1,925	11,357
California	1.28	516	13,063	55,673
United States	1.54	147	3,597	12,590

1920

State and location	Counties studied		Rented farm property held		
	Total	Group [3]	Farms	Acres	Value of land and buildings
	Number	*Number*	*Number*	*Number*	*Dollars*
New York, western	5	1	1.08	115	12,364
New York and New Jersey, scattered	5	2, 3	1.09	159	8,894
Pennsylvania, southeastern	9	4	1.17	97	10,274
Ohio, western	11	5	1.16	115	17,978
Illinois, northern	11	6	1.19	189	44,518
Illinois, central	10	7	1.31	215	67,685
Michigan, southern	8	8	1.04	120	11,091
Wisconsin, southern	6	9	1.07	138	20,409
Iowa, northwestern	7	10	1.27	238	68,779
Iowa, central	11	11	1.20	193	51,664
North Dakota and South Dakota, eastern	11	12, 13	1.17	447	33,152
Kansas, central	10	14	1.23	301	24,538
Delaware, all	3	15	1.29	161	10,357
Maryland, eastern	9	16	1.32	179	12,360
Virginia, eastern	2	17	1.74	89	13,866
Virginia and North Carolina, central	9	18, 19	1.72	124	5,238
North Carolina and South Carolina, central	6	20, 21	2.33	109	8,848
Georgia, northeastern	6	22	2.30	97	8,641
Kentucky, western	3	23	1.54	71	7,137
Kentucky, central	8	24	1.51	72	14,365
Alabama, central	3	25	4.46	159	3,989
Mississippi, western	5	26	6.71	149	30,642
Louisiana, south central	4	27	1.77	113	8,350
Oklahoma, south central	4	28	1.62	143	8,822
Oklahoma, southwestern	5	29	1.26	207	10,409
Texas, central	4	30	1.66	144	18,549
California, north central	9	31	1.29	319	43,900
All areas studied, 24 States	184	1–31	1.65	169	19,438

[1] What the average holdings of 1900 would have been worth in 1920 if the same relative increase in value occurred between 1900 and 1920 as occurred to the value of all farm land and buildings in each State.

[2] Oklahoma was organized as a State and largely settled since 1900.

[3] See footnote 4 on p. 3.

EXTENT OF OWNERSHIP BY LANDLORDS WITH THREE OR MORE RENTED FARMS, 1900 AND 1920

To facilitate comparison of degree of concentration of ownership of rented farms in 1900 and in 1920, a separation of landlords and of rented farms was made accordingly as the owners had one or two rented farms or three or more rented farms.

In 1900, 33.2 per cent of the rented farms, or about a third of the number, were owned by persons having three or more rented farms. Numerically these were 8.6 per cent of the landlords. Their rented farms contained 24 per cent of the rented acreage and were worth 18.8 per cent of the value of the land and buildings rented to farm tenants. Over two-thirds of the rented farms of residents of Mississippi and Louisiana were owned by persons having three or more rented farms. In most of the Southern States resident landlords who had three or more rented farms owned more than a fourth of the rented farms, but this was not true of any Northern or Western State.

In the five Mississippi counties of the 1920 study, land is mainly held in large plantations which are farmed by supervised tenants who may each tend 10, 15, or 20 acres in cotton with a small patch of corn. The farmers are mostly negro tenants, the farm owners and overseers mostly white. The 1920 tabulations show that owners with three or more tenants in these counties held about seven-eighths of the farms rented to tenants. In the three Alabama counties where conditions are somewhat similar, over four-fifths of the farms rented to tenants were owned by landlords with three or more farm tenants.

In the four Texas counties studied, most of the farmers are whites; and, although the percentage of tenancy is high, the land is usually handled as separate farms and not according to the plantation system. Three-eighths of the rented farms were owned by persons with three or more rented farms in 1920. In Delaware and in the near-by counties of eastern Maryland about one-fifth of the rented farms were held by persons with three or more rented farms, whereas in eastern Pennsylvania about a tenth and in the New York and New Jersey counties less than a twentieth were so owned. (Table 4.)

TABLE 4.—*Percentage of rented farm real estate owned by landlords with three or more rented farms in selected areas, 1900 and 1920*

1900

Residence State of the owners	Percentage of farm landlords with three or more rented farms	Percentage of rented farm real estate owned by landlords with three or more rented farms		
		Farms	Acreage	Value
	Per cent	*Per cent*	*Per cent*	*Per cent*
New York	1.7	10.1	9.8	8.4
New Jersey	2.2	7.9	9.6	8.8
Pennsylvania	1.9	7.6	9.1	8.9
Ohio	2.3	8.8	9.2	8.0
Illinois	4.7	16.8	17.7	18.6
Michigan	.7	3.4	3.6	3.6
Wisconsin	.8	3.1	2.8	3.0
Iowa	3.9	13.4	12.4	12.1
North Dakota	1.9	6.7	8.2	9.1
South Dakota	2.4	10.4	10.6	10.5
Kansas	3.6	13.7	14.4	14.0
Delaware	8.3	25.6	28.7	24.6
Maryland	5.1	18.2	20.4	16.9
Virginia	8.3	26.6	24.3	21.1
North Carolina	12.1	36.3	34.9	36.6
South Carolina	22.2	58.2	54.5	55.4
Georgia	18.2	50.2	49.5	48.1
Kentucky	6.4	20.7	20.4	19.0
Alabama	21.2	61.7	57.6	61.8
Mississippi	24.4	67.6	60.4	71.7
Louisiana	22.1	66.9	56.2	70.2
Texas	13.3	40.5	28.0	39.9
California	4.3	18.7	25.1	26.8
United States	8.6	33.2	24.0	18.8

1920

State and location	Counties studied		Percentage of farm landlords with three of more rented farms	Percentage of rented farm real estate owned by landlords with three or more rented farms		
	Total	Group [1]		Farms	Acreage	Value
	Number	*Number*	*Per cent*	*Per cent*	*Per cent*	*Per cent*
New York, western	5	1	0.9	3.6	5.2	4.2
New York and New Jersey, scattered	5	2, 3	1.3	4.3	5.1	4.5
Pennsylvania, southeastern	9	4	2.8	9.0	8.3	9.6
Ohio, western	11	5	2.5	8.5	9.9	10.1
Illinois, northern	11	6	3.2	10.3	11.6	12.0
Illinois, central	10	7	5.6	18.3	20.6	20.7
Michigan, southern	8	8	.4	1.4	1.6	1.7
Wisconsin, southern	6	9	1.0	3.1	3.2	3.6
Iowa, northwestern	7	10	5.7	16.6	17.5	17.2
Iowa, central	11	11	3.5	10.4	11.8	12.1
North Dakota and South Dakota, eastern	11	12, 13	2.9	10.2	11.4	12.1
Kansas, central	10	14	4.5	13.2	14.0	14.2
Delaware, all	3	15	6.5	19.4	22.9	19.8
Maryland, eastern	9	16	6.6	21.0	25.7	25.6
Virginia, eastern	2	17	15.1	40.8	41.8	41.4
Virginia and North Carolina, central	9	18, 19	14.6	39.6	41.2	41.6
North Carolina and South Carolina, central	6	20, 21	23.2	59.3	55.9	62.7
Georgia, northeastern	6	22	26.0	59.7	59.1	57.6
Kentucky, western	3	23	11.6	30.5	28.5	31.3
Kentucky, central	8	24	11.2	29.6	25.6	27.8
Alabama, central	3	25	35.7	82.5	75.8	77.5
Mississippi, western	5	26	39.6	88.8	87.8	89.0
Louisiana, south central	4	27	16.7	44.5	38.2	38.8
Oklahoma, south central	4	28	12.5	36.3	34.2	35.8
Oklahoma, southwestern	5	29	5.2	17.5	17.6	17.5
Texas, central	4	30	13.5	38.7	37.6	39.5
California, north central	9	31	4.2	21.4	28.6	32.0
All areas studied	184	1–31	9.0	37.9	22.9	22.0

[1] See footnote 4 on p. 3.

CONCENTRATION OF OWNERSHIP IN VARIOUS AREAS STUDIED, 1920

Tabulations of ownership in the areas studied were prepared to show the degree of concentration of ownership in terms of rented farms, rented acreages, and value of holdings of rented farms (fig. 2 and Tables 5, 6, 7, 8, 9, and 10). Tables 5 and 6, used in conjunction, show the percentage of landlords who owned given numbers of rented farms and the percentage of rented farms owned by each class of landlords. Tables 7 and 8 used in conjunction show the percentage of landlords who owned given acreages of rented farms and the percentage of the rented acreage owned by each class of landlords. Tables 9 and 10 used in conjunction show the percentage of landlords whose holdings of rented farms were worth a given number of dollars and the percentage of the value of all holdings of rented farms which were owned by each class of landlords. The groupings for

RENTED FARM PROPERTY OWNED BY LANDLORDS WITH LARGE AMOUNTS, 1920

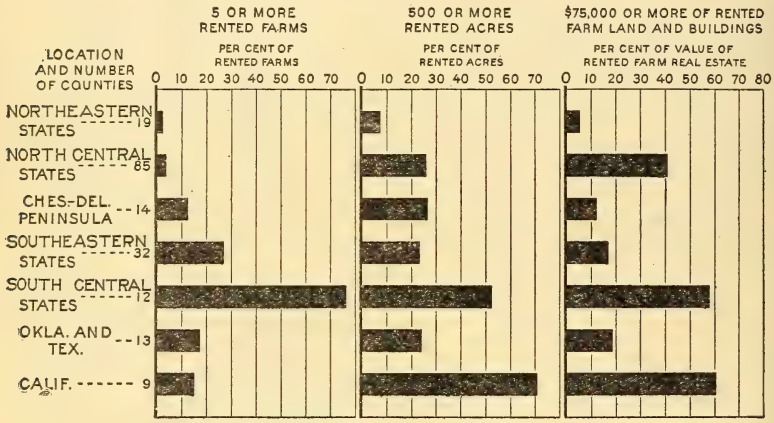
5 OR MORE RENTED FARMS
500 OR MORE RENTED ACRES
$75,000 OR MORE OF RENTED FARM LAND AND BUILDINGS
LOCATION AND NUMBER OF COUNTIES
PER CENT OF RENTED FARMS
PER CENT OF RENTED ACRES
PER CENT OF VALUE OF RENTED FARM REAL ESTATE
0 10 20 30 40 50 60 70
0 10 20 30 40 50 60 70
0 10 20 30 40 50 60 70 80
NORTHEASTERN STATES 19
NORTH CENTRAL STATES 65
CHES-DEL. PENINSULA 14
SOUTHEASTERN STATES 32
SOUTH CENTRAL STATES 12
OKLA. AND TEX. 13
CALIF. 9

FIG. 2.—The South Central group of counties show a relatively high degree of concentration of ownership whether the measure of concentration be number of rented farms owned, number of acres owned, or value of rented farm land and buildings owned

Tables 5 and 6 were 1, 2, 3 or 4, 5 to 9, 10 to 19 and 20 or more rented farms owned.

The groupings for Tables 7 and 8 were 100 rented acres or less, 100 to 199, 200 to 499, 500 to 999, 1,000 to 2,499, and 2,500 or more rented acres owned. The groupings for Tables 9 and 10 were holdings worth under $5,000, $5,000 to $9,999, $10,000 to $24,999, $25,000 to $74,999, $75,000 to $249,999 and $250,000 or over.

The information afforded by Tables 5, 6, 7, 8, 9, and 10 concerning one of the areas may be taken to illustrate the nature of the facts afforded by the tables about each of the areas studied. The peninsula between the Chesapeake and the Delaware Bays contains 14 counties, 3 in Delaware, 9 in eastern Maryland, and 2 in Virginia to the north of Cape Charles. In 1920, of 7,672 persons owning rented farms in this area 8 per cent owned 3 or more rented farms, 2.5 per cent owned

5 or more rented farms, and only 0.4 per cent owned 10 or more rented farms (Table 5). Of the owners of rented farms in the 14 counties whose acreages were tabulated 24.5 per cent had at least 200 rented acres, 5.1 per cent had 500 or more rented acres and 1.1 per cent had at least 1,000 rented acres (Table 7). The landlords with 200 or more rented acres owned 60.7 per cent of the acreage, those with 500 or more had 26.4 per cent of the acreage, and those with 1,000 or more had 11.1 per cent of the acreage (Table 8). In terms of value those landlords who had $10,000 or more of rented farm real estate held 79.3 per cent of the rented farm property indexed (Table 10). The landlords with that much property composed 39.8 per cent of the landlords (Table 9). Those owners who had at least $75,000 of rented farm property numbered but 1.5 per cent of the landlords, but the property they rented to tenants was worth 12 per cent of the rented farm property indexed by ownership (Tables 9 and 10.)

Comparing the several areas with regard to the percentage of rented farms owned by persons with 20 or more rented farms, it appears that in the five counties in the Yazoo Delta of Mississippi over half the rented farms are owned by such landlords, whereas in the three counties in the black prairie of Alabama over a third of the rented farms are so owned. The other areas in which over 5 per cent of the rented farms were owned by landlords with 20 or more rented farms were in the Carolinas, in Georgia, and in California (Table 6).

A comparison of the areas with regard to the percentage of rented acres owned by persons with 2,500 or more rented acres shows that the California area has 33.7 per cent thus owned; the Mississippi area, 14 per cent; the Louisiana area, 6.7 per cent; the Alabama area, 6.4 per cent; and the Dakota area, 6.2 per cent (Table 8).

In comparing the areas with regard to the percentage of the value of rented farm real estate owned by persons with at least $75,000 of such property, the Mississippi area heads the list with 65 per cent, followed by central California with 60.4 per cent, central Illinois with 57.9 per cent, northwestern Iowa with 55.8 per cent, central Iowa with 41.3 per cent, northern Illinois with 35.1 per cent, and the bluegrass counties of Kentucky with 30.2 per cent (Table 10).

TABLE 5.—*Farm landlords grouped by number of rented farms held, selected areas, 1920*

State and location	Counties studied		Landlords studied	Percentage of landlords holding—					
	Total	Group[1]		1 farm	2 farms	3 or more farms	5 or more farms	10 or more farms	20 or more farms
	No.	*No.*	*Number*	*Per cent*	*Per cent*	*Per cent*	*Per cent*	*Per cent*	*Per cent*
New York, western	5	1	3,399	94.5	4.6	0.9	0.2	0.1	0.1
New York and New Jersey, scattered	5	2,3	2,752	92.8	5.9	1.3	.1	0	0
Pennsylvania, southeastern	9	4	12,146	87.8	9.4	2.8	.5	0	0
Three Northeastern States	19	1–4	18,297	89.8	8.0	2.2	.3	0	(2)
Ohio, western	11	5	9,638	89.0	8.5	2.5	.3	(2)	(2)
Illinois, northern	11	6	10,235	86.5	10.3	3.2	.4	.1	(2)
Illinois, central	10	7	12,437	81.4	13.0	5.6	1.0	.2	(2)
Michigan, southern	8	8	6,480	96.2	3.4	.4	(2)	0	0
Wisconsin, southern	6	9	4,890	94.0	5.0	1.0	.1	0	0
Iowa, northwestern	7	10	6,164	82.2	12.1	5.7	1.0	.2	(2)
Iowa, central	11	11	9,355	85.5	11.0	3.5	.6	.1	(2)
North Dakota and South Dakota, eastern	11	12, 13	5,892	89.2	7.9	2.9	.7	.1	(2)
Kansas, central	10	14	6,454	84.4	11.1	4.5	.8	.1	(2)
Eight North Central States	85	5–14	[3] 71,397	86.9	9.7	3.4	.5	.1	(2)
Delaware (all)	3	15	2,507	82.9	10.6	6.5	1.8	.4	0
Maryland, eastern	9	16	3,766	81.9	11.5	6.6	2.1	.4	0
Virginia, eastern	2	17	1,432	66.5	18.4	15.1	5.1	.7	.1
Chesapeake-Delaware Peninsula	14	15–17	[3] 7,672	79.6	12.4	8.0	2.5	.4	(2)
Virginia-North Carolina, combined center	9	18, 19	8,999	67.0	18.4	14.6	4.8	.8	.1
North Carolina and South Carolina combined center	6	20, 21	5,482	58.5	18.3	23.2	10.2	3.0	.7
Georgia, northeastern	6	22	4,303	55.3	18.7	26.0	9.9	2.4	.4
Kentucky, western	3	23	3,520	69.6	18.8	11.6	2.5	.2	.1
Kentucky, central	8	24	4,684	71.4	17.4	11.2	2.8	.2	0
Five Southeastern States	32	18–24	26,988	64.5	18.3	17.2	6.1	1.3	.3
Alabama, central	3	25	3,175	50.8	13.5	35.7	23.0	12.1	4.6
Mississippi, western	5	26	6,347	45.9	14.5	39.6	25.9	15.1	7.8
Louisiana, south central	4	27	2,068	68.2	15.1	16.7	5.0	1.0	.2
Three South Central States	12	25–27	11,590	51.2	14.3	34.5	21.4	11.8	5.6
Oklahoma, south central	4	28	3,056	71.9	15.6	12.5	4.2	.8	.1
Oklahoma, southwestern	5	29	3,930	85.1	9.7	5.2	1.0	.2	.1
Texas, central	4	30	7,933	70.5	15.8	13.7	4.4	.9	.1
Two Southwest Central States	13	28–30	14,919	74.6	14.2	11.2	3.4	.7	.1
California, north central	9	31	3,868	89.9	5.9	4.2	1.7	.7	.2
All areas studied, 24 States	184	1–31	[3] 154,730	79.2	11.8	9.0	3.5	1.3	.5

[1] See footnote 4, p. 3.
[2] Less than 0.05 per cent.
[3] Some landlords owned in more than 1 area.

TABLE 6.—*Rented farms grouped by number of rented farms held by the owners, selected areas, 1920*

State and location	Counties studied		Rented farms studied [2]	Percentage of rented farms held by landlords owning—					
	Total	Group [1]		1 farm	2 farms	3 or more farms	5 or more farms	10 or more farms	20 or more farms
	No.	*No.*	*No.*	*P. ct.*	*P. ct.*	*P. ct.*	*P. ct.*	*P. ct.*	*P. ct.*
New York, western	5	1	3,654	87.9	8.5	3.6	1.3	0.8	0.8
New York and New Jersey, scattered	5	2,3	3,006	85.0	10.7	4.3	.7	0	0
Pennsylvania, eastern	9	4	14,221	75.0	16.0	9.0	2.6	.4	0
Three Northeastern States	19	1–4	20,881	78.7	13.9	7.4	2.1	.4	0.1
Ohio, western	11	5	11,158	76.8	14.7	8.5	2.4	1.1	1.0
Illinois, northern	11	6	12,171	72.7	17.0	10.3	2.9	1.5	.8
Illinois, central	10	7	16,306	62.0	19.7	18.3	7.1	3.3	2.1
Michigan, southern	8	8	6,759	92.2	6.4	1.4	.2	0	0
Wisconsin, southern	6	9	5,236	87.8	9.1	3.1	.3	0	0
Iowa, northwestern	7	10	7,858	64.5	18.9	16.6	5.0	1.0	[3]
Iowa, central	11	11	11,207	71.3	18.3	10.4	2.8	.7	.1
North Dakota and South Dakota, eastern	11	12,13	6,867	76.5	13.3	10.2	4.3	1.8	1.2
Kansas, central	10	14	7,910	68.9	17.9	13.2	3.9	.7	.2
Eight North Central States	85	5–14	85,472	72.7	16.0	11.3	3.7	1.4	0.8
Delaware, all	3	15	3,233	64.2	16.4	19.4	8.4	2.4	0
Maryland, eastern	9	16	4,979	62.0	17.0	21.0	10.3	2.8	0
Virginia, eastern	2	17	2,494	38.2	21.0	40.8	21.6	6.2	1.4
Chesapeake-Delaware Peninsula	14	15–17	10,706	57.1	17.8	25.1	12.4	3.4	.3
Virginia and North Carolina, combined central	9	18,19	15,465	39.0	21.4	39.6	21.1	7.3	2.1
North Carolina and South Carolina, combined central	6	20,21	12,779	25.1	15.6	59.3	40.7	21.3	8.5
Georgia, northeastern	6	22	3,902	24.0	16.3	59.7	36.5	16.1	5.3
Kentucky, western	3	23	5,427	45.1	24.4	30.5	11.1	2.1	.8
Kentucky, central	8	24	7,060	47.4	23.0	29.6	11.2	1.3	0
Five Southeastern States	32	18–24	50,633	34.4	19.5	46.1	26.6	11.2	3.9
Alabama, central	3	25	14,160	11.4	6.1	82.5	72.9	57.1	36.5
Mississippi, western	5	26	42,594	6.8	4.4	88.8	82.0	71.5	56.8
Louisiana, south central	4	27	3,662	38.5	17.0	44.5	22.4	8.3	2.7
Three South Central States	12	25–27	60,416	9.8	5.5	84.7	76.2	64.3	48.7
Oklahoma, south central	4	28	4,940	44.5	19.2	36.3	19.4	6.4	.9
Oklahoma, southwestern	5	29	4,956	67.5	15.2	17.3	6.8	2.6	1.5
Texas, central	4	30	13,168	42.5	19.0	38.5	19.9	7.1	1.1
Two Southwest Central States	13	28–30	23,064	48.3	18.2	33.5	17.0	6.0	1.1
California, north central	9	31	5,003	69.5	9.1	21.4	14.9	10.1	5.2
All areas studied	184	1–31	256,175	47.9	14.2	37.9	27.0	18.7	12.8

[1] See footnote 4, p. 3.
[2] Rented farms or parcels of farms.
[3] Less than 0.05 per cent.

TABLE 7.—*Farm landlords grouped by number of rented acres held, selected areas, 1920*

State and location	Counties studied		Landlords studied	Percentage of landlords holding—					
	Total	Group[1]		Less than 100 acres	100–199 acres	200 or more acres	500 or more acres	1,000 or more acres	2,500 or more acres
	No.	*No.*	*No.*	*P. ct.*	*P. ct.*	*P. ct.*	*P. ct.*	*P. ct.*	*P. ct.*
New York, western	5	1	3,399	47.6	40.0	12.4	1.0	0.2	0.1
New York and New Jersey, scattered	5	2, 3	2,752	26.1	49.1	24.8	2.1	.4	[2]
Pennsylvania, southeastern	9	4	12,146	56.0	34.5	9.5	.7	.1	[2]
Three Northeastern States	19	1–4	18,297	50.0	37.6	12.4	1.0	.1	[2]
Ohio, western	11	5	9,638	53.8	32.0	14.2	1.4	.2	[2]
Illinois, northern	11	6	10,230	20.7	44.5	34.8	4.4	.6	0.1
Illinois, central	10	7	12,421	20.7	39.3	40.0	7.3	1.5	.2
Michigan, southern	8	8	6,476	45.3	41.9	12.8	.7	.1	0
Wisconsin, southern	6	9	4,890	34.2	46.6	19.2	1.0	.1	0
Iowa, northwestern	7	10	6,162	11.0	42.7	46.3	8.9	1.9	.2
Iowa, central	11	11	9,354	20.8	42.7	36.5	5.2	.9	.1
North Dakota and South Dakota, eastern	11	12, 13	5,892	1.5	16.0	82.5	25.7	5.6	.7
Kansas, central	10	14	6,450	9.7	34.6	55.7	14.8	4.3	.6
Eight North Central States	85	5–14	[3] 71,365	25.0	38.2	36.8	7.0	1.4	.2
Delaware, all	3	15	2,507	43.0	36.6	20.4	4.5	1.1	.1
Maryland, eastern	9	16	3,765	40.7	27.4	31.9	7.4	1.7	.2
Virginia, eastern	2	17	1,432	62.1	23.9	14.0	1.7	.4	.1
Chesapeake-Delaware Peninsula	14	15–17	[3] 7,671	45.6	29.9	24.5	5.1	1.1	.2
Virginia and North Carolina, combined central	9	18, 19	8,999	54.0	24.8	21.2	4.1	.9	.1
North Carolina and South Carolina, combined central	6	20, 21	5,480	56.5	25.7	17.8	4.0	1.0	.1
Georgia, northeastern	6	22	4,307	55.9	37.1	7.0	3.0	.6	[2]
Kentucky, western	3	23	3,520	73.0	16.1	10.9	2.0	.4	0
Kentucky, central	8	24	4,684	69.1	17.9	13.0	1.8	.4	0
Five Southeastern States	32	18–24	26,990	60.0	33.0	7.0	3.2	.7	.1
Alabama, central	3	25	3,175	54.2	20.5	25.8	8.8	3.6	.4
Mississippi, western	5	26	6,347	59.4	20.7	19.9	9.3	3.3	.6
Louisiana, south central	4	27	2,068	57.5	25.2	17.3	4.3	1.0	.3
Three South Central States	12	25–27	11,590	57.6	21.5	20.9	8.3	3.0	.5
Oklahoma, south central	4	28	3,056	45.6	30.0	24.4	6.5	1.2	.1
Oklahoma, southwestern	5	29	3,930	16.1	55.1	28.8	6.2	1.1	.2
Texas, central	4	30	7,931	45.5	29.6	24.9	4.9	1.1	.1
Two Southwest Central States	13	28–30	14,917	37.8	36.4	25.8	5.6	1.1	.1
California, north central	9	31	3,868	51.4	16.9	31.7	14.7	6.5	1.9
All areas studied	184	1–31	[3] 154,697	39.4	33.2	27.4	5.7	1.4	.2

[1] See footnote 4, p. 3.
[2] Less than 0.05 per cent.
[3] Some landlords owned in more than 1 area.

TABLE 8.—*Rented acreage grouped by number of rented acres held by the owners, selected areas, 1920*

State and location	Counties studied		Area studied	Percentage of acreage held by landlords owning—					
	Total	Group[1]		Less than 100 acres	100–199 acres	200 or more acres	500 or more acres	1,000 or more acres	2,500 or more acres
	No.	*No.*	*1,000 acres*	*P. ct.*	*P. ct.*	*P. ct.*	*P. ct.*	*P. ct.*	*P. ct.*
New York, western	5	1	390	22.5	45.7	31.8	6.7	2.8	0.9
New York and New Jersey, scattered	5	2, 3	438	9.4	42.9	47.7	10.1	3.8	.7
Pennsylvania, southeastern	9	4	1,175	26.5	45.3	28.2	6.1	2.7	.9
Three Northeastern States	19	1–4	2,003	22.0	44.8	33.2	7.1	3.0	.9
Ohio, western	11	5	1,103	25.2	36.9	37.9	9.4	3.1	1.7
Illinois, northern	11	6	1,932	7.2	34.1	58.7	15.6	4.4	1.2
Illinois, central	10	7	2,664	6.1	26.6	67.3	25.4	10.2	4.2
Michigan, southern	8	8	773	23.8	47.2	29.0	3.5	.6	0
Wisconsin, southern	6	9	673	14.9	46.9	38.2	4.1	.5	0
Iowa, northwestern	7	10	1,466	3.0	27.3	69.7	25.1	7.3	1.0
Iowa, central	11	11	1,806	6.8	32.2	61.0	16.5	3.9	.6
North Dakota and South Dakota, eastern	11	12, 13	2,630	.2	5.8	94.0	50.4	20.3	6.2
Kansas, central	10	14	1,940	2.0	17.6	80.4	38.3	16.5	4.6
Eight North Central States	85	5–14	14,987	7.2	26.2	66.6	25.8	9.6	2.9
Delaware (all)	3	15	404	15.0	35.9	49.1	20.2	8.6	1.4
Maryland, eastern	9	16	672	9.2	20.5	70.3	32.7	13.9	3.0
Virginia, eastern	2	17	128	25.9	26.9	47.2	13.7	4.7	.7
Chesapeake-Delaware Peninsula	14	15–17	1,204	12.9	26.4	60.7	26.4	11.1	2.2
Virginia and North Carolina, combined central	9	18, 19	1,113	16.6	22.7	60.7	25.6	10.1	1.5
North Carolina and South Carolina combined central	6	20, 21	597	17.9	22.7	59.4	28.5	11.8	3.0
Georgia, northeastern	6	22	420	20.3	27.5	52.2	20.6	7.4	.7
Kentucky, western	3	23	248	26.7	24.6	48.7	17.3	4.6	0
Kentucky, central	8	24	337	24.0	27.0	49.0	13.4	4.1	0
Five Southeastern States	32	18–24	2,715	19.3	24.1	56.6	23.2	8.8	1.4
Alabama, central	3	25	504	8.7	12.8	78.5	51.9	31.0	6.4
Mississippi, western	5	26	945	9.6	12.2	78.2	57.7	37.5	14.0
Louisiana, south central	4	27	234	17.3	22.3	60.4	31.5	13.1	6.7
Three South Central States	12	25–27	1,683	10.4	13.8	75.8	52.3	32.2	10.7
Oklahoma, south central	4	28	439	16.3	26.6	57.1	25.5	7.8	.4
Oklahoma, southwestern	5	29	815	5.0	41.1	53.9	22.5	8.7	3.2
Texas, central	4	30	1,139	16.2	26.3	57.5	24.1	9.1	1.4
Two Southwest Central States	13	28–30	2,393	12.4	31.3	56.3	23.9	8.8	1.9
California, north central	9	31	1,235	6.6	7.3	86.1	70.8	53.5	33.7
All areas studied	184	1–31	26,220	10.5	26.2	63.3	27.8	12.5	4.4

[1] See footnote 4, p. 3.

TABLE 9.—*Farm landlords grouped by the value of all rented farms held, selected areas, 1920*

State and location	Counties studied		Landlords studied	Percentage of landlords holding farm values totaling—					
	Total	Group [1]		Less than $5,000	$5,000–$9,999	$10,000 or more	$25,000 or more	$75,000 or more	$250,000 or more
	No.	*No.*	*No.*	*P. ct.*	*P. ct.*	*P. ct.*	*P. ct.*	*P. ct.*	*P. ct.*
New York, western	5	1	3,399	17.3	30.2	52.5	8.8	0.5	[2]
New York and New Jersey, scattered	5	2, 3	2,752	27.3	38.1	34.6	3.7	.3	[2]
Pennsylvania, southeastern	9	4	12,146	28.9	31.5	39.6	7.5	.5	[2]
Three Northeastern States	19	1–4	18,297	26.5	32.3	41.2	7.2	.5	[2]
Ohio, western	11	5	9,638	13.2	18.7	68.1	21.3	1.8	0.1
Illinois, northern	11	6	10,235	2.4	3.2	94.4	69.4	13.3	.6
Illinois, central	10	7	12,400	2.5	2.4	95.1	83.1	28.5	2.4
Michigan, southern	8	8	6,484	18.3	34.0	47.7	5.0	.3	[2]
Wisconsin, southern	6	9	4,890	7.0	10.6	82.4	28.1	1.1	0
Iowa, northwestern	7	10	6,162	0.9	1.3	97.8	88.4	30.2	2.1
Iowa, central	11	11	9,346	2.6	3.3	94.1	75.9	17.9	.8
North Dakota and South Dakota, eastern	11	12, 13	5,889	2.1	6.1	91.8	52.3	5.9	.5
Kansas, central	10	14	6,445	4.2	11.0	84.8	35.9	4.9	.2
Eight North Central States	85	5–14	[3] 71,341	5.7	9.2	85.1	54.6	12.9	.8
Delaware, all	3	15	2,507	39.5	25.4	35.1	10.0	1.0	0
Maryland, eastern	9	16	3,766	37.9	20.4	41.7	13.7	2.0	.1
Virginia, eastern	2	17	1,432	30.3	25.3	44.4	15.1	1.8	.1
Chesapeake-Delaware Peninsula	14	15–17	[3] 7,672	37.2	23.0	39.8	12.4	1.5	[2]
Virginia and North Carolina, combined central	9	18, 19	8,999	66.5	19.3	14.2	2.4	.2	0
North Carolina and South Carolina, combined central	6	20, 21	5,482	56.6	20.3	23.1	8.1	1.4	.1
Georgia, northeastern	6	22	4,304	47.7	26.1	26.2	6.6	.7	[2]
Kentucky, western	3	23	3,520	66.3	14.9	18.8	7.1	1.3	.1
Kentucky, central	8	24	4,684	46.1	17.3	36.6	18.3	4.4	.3
Five Southeastern States	32	18–24	26,989	57.9	19.7	22.4	7.6	1.4	.1
Alabama, central	3	25	3,175	76.3	11.4	12.3	3.7	.4	0
Mississippi, western	5	26	6,347	36.7	21.0	42.3	22.6	9.9	2.4
Louisiana, south central	4	27	2,069	58.1	18.6	23.3	7.9	1.0	.1
Three South Central States	12	25–27	11,591	51.4	17.9	30.7	14.8	5.7	1.3
Oklahoma, south central	4	28	3,057	47.7	24.7	27.6	6.8	.8	[2]
Oklahoma, southwestern	5	29	3,930	25.5	40.0	34.5	6.5	.9	[2]
Texas, central	4	30	7,931	20.2	23.5	56.3	21.3	3.6	.3
Two Southwest Central States	13	28–30	14,918	27.2	28.1	44.7	14.4	2.3	.2
California, north central	9	31	3,867	13.3	17.4	69.3	39.1	11.9	2.3
All areas studied	184	1–31	[3] 154,674	24.5	17.2	58.3	31.4	7.3	.6

[1] See footnote 4, p. 3.
[2] Less than 0.05 per cent.
[3] Some landlords owned in more than one area.

TABLE 10.—*Value of rented farms grouped by the value held by the individual owners, selected areas, 1920*

State and location	Counties studied		Values studied	Percentage of value of rented farms held by landlords owning farm values totaling—					
	Total	Group [1]		Less than $5,000	$5,000–$9,999	$10,000 or more	$25,000 or more	$75,000 or more	$250,000 or more
	No.	*No.*	*Million dollars*	*P. ct.*	*P. ct.*	*P. ct.*	*P. ct.*	*P. ct.*	*P. ct.*
New York, western	5	1	42	3.9	17.7	78.4	28.0	5.8	0.1
New York and New Jersey, scattered	5	2, 3	25	8.9	28.8	62.3	16.5	4.0	1.2
Pennsylvania, southeastern	9	4	124	6.3	20.4	73.3	28.0	5.5	.8
Three Northeastern States	19	1–4	191	6.1	20.9	73.0	26.5	5.3	.7
Ohio, western	11	5	173	1.9	7.5	90.6	50.6	11.7	2.6
Illinois, northern	11	6	453	0.1	0.5	99.4	89.1	35.1	4.9
Illinois, central	10	7	839	0.1	0.3	99.6	96.3	57.9	14.0
Michigan, southern	8	8	71	6.2	22.3	71.5	16.1	1.9	.1
Wisconsin, southern	6	9	100	0.8	3.9	95.3	51.6	5.4	0
Iowa, northwestern	7	10	422	[2]	0.1	99.9	97.1	55.8	9.3
Iowa, central	11	11	482	0.1	0.5	99.4	92.9	41.3	4.9
North Dakota and South Dakota, eastern	11	12, 13	195	0.2	1.4	98.4	77.4	21.7	5.1
Kansas, central	10	14	158	0.5	3.4	96.1	63.3	16.7	1.7
Eight North Central States	85	5–14	2,893	0.4	1.7	97.9	85.4	40.6	7.6
Delaware, all	3	15	26	10.4	17.0	72.6	37.0	7.6	0
Maryland, eastern	9	16	46	7.1	11.0	81.9	48.4	14.0	1.2
Virginia, eastern	2	17	20	6.0	12.1	81.9	51.2	13.1	1.5
Chesapeake Delaware Peninsula	14	15–17	92	7.8	12.9	79.3	45.9	12.0	1.0
Virginia and North Carolina, combined central	9	18, 19	47	25.3	23.5	51.2	21.3	3.1	0
North Carolina and South Carolina, combined central	6	20, 21	49	13.2	15.2	71.6	46.5	17.2	1.5
Georgia, northeastern	6	22	37	13.6	19.9	66.5	33.6	8.5	.8
Kentucky, western	3	23	25	15.3	13.9	70.8	47.3	17.6	2.7
Kentucky, central	8	24	67	6.6	8.0	85.4	66.7	30.2	3.9
Five Southeastern States	32	18–24	225	14.1	15.4	70.5	45.2	16.8	1.9
Alabama, central	3	25	13	21.8	15.6	62.6	35.3	6.7	0
Mississippi, western	5	26	194	3.4	4.7	91.9	82.3	65.0	34.2
Louisiana, south central	4	27	17	15.1	14.4	70.5	43.8	12.1	5.0
Three South Central States	12	25–27	224	5.4	6.0	88.6	76.7	57.6	30.0
Oklahoma, south central	4	28	27	14.1	18.9	67.0	33.0	7.9	.7
Oklahoma, southwestern	5	29	41	7.6	26.3	66.1	27.9	9.0	.8
Texas, central	4	30	147	3.1	8.8	88.1	59.0	23.0	4.1
Two Southwest Central States	13	28–30	215	5.3	13.4	81.3	49.9	18.5	3.1
California, north central	9	31	170	0.9	2.7	96.4	85.6	60.4	33.5
All areas studied	184	1–31	4,010	2.2	4.5	93.3	77.1	37.6	8.9

[1] See footnote 4 on p. 3.

[2] Less than 0.05 per cent.

A count was made to determine what percentage of the rented farms of each county was owned by landlords with five or more rented farms in the county. The percentage was above 80 for three of the five Mississippi counties, between 70 and 80 for the other two Mississippi counties, and for two of the three Alabama counties. For a northern county, Logan County, Ill., had a high percentage—18.5 per cent (fig. 3).

CONCENTRATION OF OWNERSHIP IN 1900

Of a total of 2,024,964 farms listed by the 1900 census as rented to tenants who owned none of the land which they farmed, the name and address of the owner or owners were ascertained for 1,934,346 farms, a study of which indicated that these farms were the property

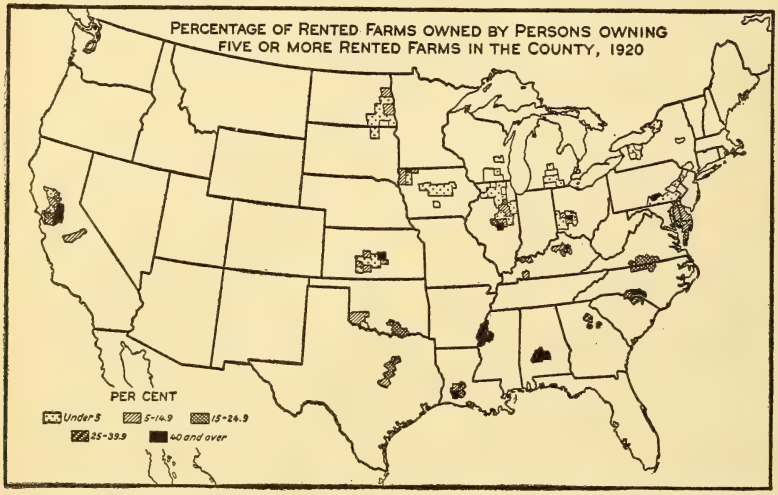

FIG. 3.—In the Mississippi, Alabama, Georgia, and Carolina counties studied a considerable proportion of the rented farms were in the hands of landlords with five or more rented farms

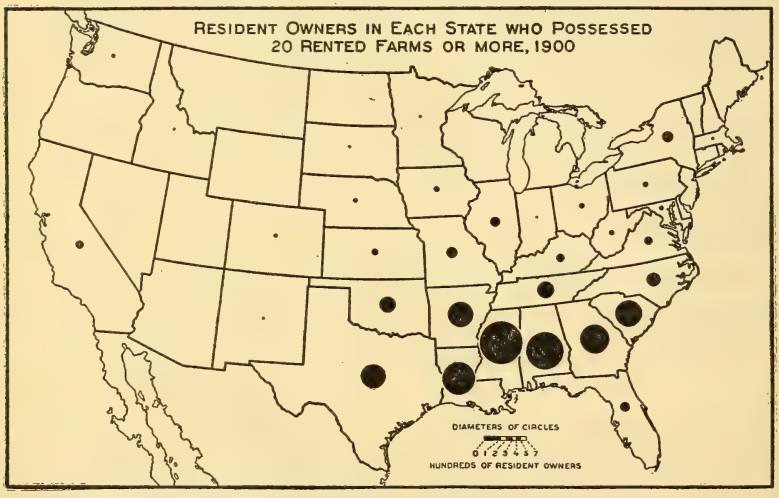
RESIDENT OWNERS IN EACH STATE WHO POSSESSED 20 RENTED FARMS OR MORE, 1900
DIAMETERS OF CIRCLES
0 1 2 3 4 5
HUNDREDS OF RESIDENT OWNERS

FIG. 4.—Only three-tenths of 1 per cent of the owners of rented farms in 1900 had 20 or more rented farms, but such owners owned 5.9 per cent of the rented farms. A very large proportion of the owners with 20 or more rented farms lived in the South. Of the 3,244 such owners, 719 lived in Mississippi and 544 lived in Alabama. The figure shows where the landlords with the most farms lived. Their rented farms may have been partly or even altogether in some other part of the United States

of 1,257,716 separate owners. There were only 3,244 owners who had 20 or more rented farms, and of this number 3,036 lived in the South (fig. 4). There were 2,253 owners who had 2,500 or more rented acres, and half of these owners lived in the South (fig. 5.).

There were 15,606 owners with rented farms aggregating in value $25,000 or over. Of these owners only 15 per cent lived in the

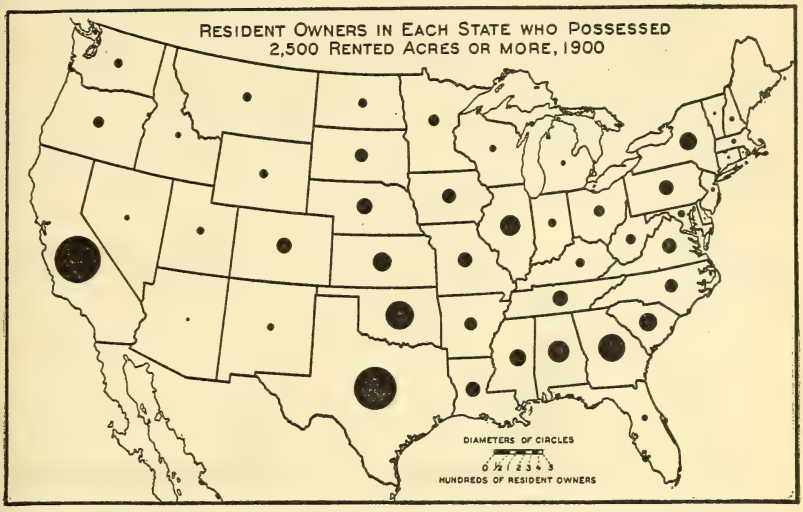
RESIDENT OWNERS IN EACH STATE WHO POSSESSED
2,500 RENTED ACRES OR MORE, 1900
DIAMETERS OF CIRCLES
HUNDREDS OF RESIDENT OWNERS

FIG. 5.—Less than two-tenths of 1 per cent of the owners of rented farms had 2,500 or more rented acres, but such owners as had that many had 10.5 per cent of the rented acreage. Of the 2,253 owners with 2,500 or more rented acres 452 lived in California and 371 in Texas, whereas only 79 lived in Illinois and 53 in Mississippi. The average holdings of each landlord with 2,500 or more rented acres contained 8,660 acres worth $66,245 in 1900. The figures shows where the landlords owning the largest acreages lived. Their rented acreage may have been partly or wholly in some other part of the United States

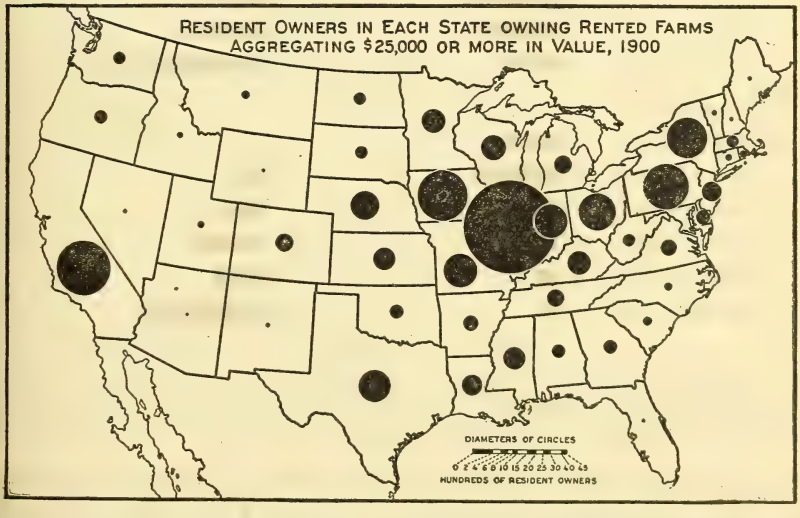
RESIDENT OWNERS IN EACH STATE OWNING RENTED FARMS
AGGREGATING $25,000 OR MORE IN VALUE, 1900
DIAMETERS OF CIRCLES
0 2 4 6 8 10 15 20 25 30 40 45
HUNDREDS OF RESIDENT OWNERS

FIG. 6.—In 1900 only 15,606 persons owned rented farm real estate in the United States aggregating as much as $25,000 in value. Although they were only 1.2 per cent of the total number of owners they owned 17.4 per cent of the value of the rented farm real estate. The figure shows where the landlords with holdings of the greatest value lived. Of the 15,606 owners whose rented farms exceeded $24,999 in value 4,403 lived in Illinois, 1,545 in California, 1,317 in Iowa, and 1,194 in Pennsylvania. Only 2,350 lived in the South

South, whereas over 57 per cent lived in the North Central States (fig. 6.).

The 1,934,346 rented farms belonging to the 1,257,716 owners were worth $4,518,881,942 in 1900 and contained 184,658,190 acres. Grouping this property according as the landlords owned (1) a given number of rented farms, (2) a given number of rented acres, (3) rented property worth a given number of dollars, the percentages were obtained from which Figure 7 was constructed. Among other things this figure shows that the 3.3 per cent of the landlords who had five or more rented farms owned 21.6 per cent of the rented farms; that the 3.4 per cent of the landlords who had 500 or more rented acres owned 29.2 per cent of the rented acreage; and that

RENTED FARM PROPERTY OWNED BY LANDLORDS WITH SPECIFIED AMOUNTS, UNITED STATES, 1900

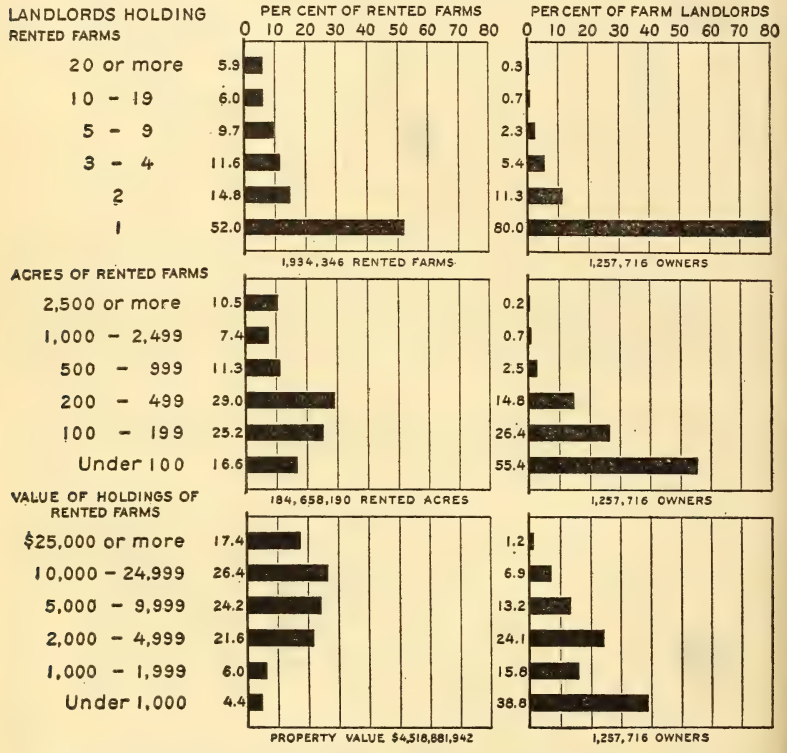

FIG. 7.—The rented farms belonging to owners with one rented farm constituted 52 per cent of the rented farms and their owners 80 per cent of the owners of rented farms. One per cent of the owners had 10 or more rented farms and their farms constituted 11.9 per cent of all the rented farms. Less than 1 per cent of the owners had 1,000 or more rented acres, but such owners had 17.9 per cent of the rented acreage. The holdings of 38.8 per cent of the landlords did not exceed $1,000 in value

the 8.1 per cent of the landlords whose holdings of rented farms were worth $10,000 or more owned 43.8 per cent of the value of all the rented farms of reported ownership.

RESIDENCE OF LANDLORDS AND EXTENT OF ABSENTEEISM

ABSENTEEISM MEASURED BY RELATION OF RESIDENCE AND LAND OWNERSHIP

To what extent do landlords of the rented farms of this country live near enough to their farms to exercise adequate control? Landlords who can visit their farms readily are more likely to be acquainted

with and interested in the problems of managing, conserving, and improving their property than owners less conveniently located. Because of this acquaintance and interest near-by landlords are more likely to be on good terms with their tenants, which is a matter of importance to both parties.

Residence of landlord in relation to rented farm land owned was first studied in connection with the census of 1900. The cash-rented and the share-rented farms for which the residence of owners was reported were each divided into three groups according as the owner was resident (1) in the same county as the farm, (2) in the same State but not the same county, (3) outside of the State in which the farm was located.

For the counties for which ownership of rented farms in 1920 was studied no distinction was made between cash-rented and share-rented farms. Farms were grouped according as they were owned by residents of the county, residents of the adjoining counties in and out of the State, residents of nonadjoining counties in and out of the State, and residents of nonadjoining States. The second grouping is significant, because frequently owners reside rather near their rented farm or farms, though in an adjoining county. Landlords who answered the questionnaire told whether or not they resided on farms and reported the number of their tenants who lived within 3 miles of the landlord's residence.

One may use statistics which have to do with the location of rented farms in relation to residence of the owners with fewer misgivings on the score of accuracy and representativeness than is the case with statistics which have to do with the extent to which the ownership of rented farms is concentrated in the hands of those who own the largest holdings.[6] The relative amount of absenteeism may be studied regardless of whether or not one has, for each farm, a knowledge of the total holdings of rented farms which are in the hands of the owners.

In both the 1920 and the 1900 studies of residence of owners of rented farms, the post office address of the landlord was considered in relation to the county containing the rented farms. It was assumed that the post office from which the landlord obtained his mail was in the county in which he resided. This may not be the case and it may even be that a landlord who lives in the same county as his land gets his mail from a post office just over the county line or even just over the State line. For the above reason and because the automobile has greatly lessened the time that it takes to cover distance, the absentee landlord may be regarded as one who lives more remotely than in an adjoining county.

Of the rented farms studied in 1920, 80.4 per cent were owned by persons resident in the county and 94.9 per cent by persons resident in the same State. When these figures are compared with figures for 1900 it should be remembered that the 1900 figures are for the entire country, whereas the 1920 figures are for the 184 counties studied. In 1900, 78.8 per cent of the rented farms of the country

[6] The statistics on residence may be somewhat biased by the rented farms which could not be indexed because residence of the owners was not reported. Relatively more of the farms concerning which the residence of the owners was not known were owned by landlords resident at remote places than was the case with rented farms owned by landlords of reported residence. In 1900 the proportion of rented farms of landlords resident out of the State leased on a cash basis, 46.5 per cent, was about the same as the proportion so leased which was owned by landlords of unreported residence, 43.2 per cent. At that time only 35.1 per cent of the farms of landlords resident in the same county were rented for cash.

were owned by persons resident in the same county and 94.7 per cent by persons resident in the same State.

In 1920 owners who were resident in the same or in adjoining counties held 92.5 per cent of the properties studied and only 2.1 per cent were held by persons not resident in the State or in adjoining States. Figure 8 gives information of a like character regarding the farms studied in the different parts of the country.

Measured by the percentage of rented farms owned by landlords resident out of the county absenteeism was more pronounced both in 1900 and in 1920 in the Northern and Western States than in the Southern States, and it was more pronounced in the western of the North Central States than in the eastern group. A rather large proportion of the rented farms in the Dakotas, southwestern Oklahoma,

LOCATION OF RENTED FARMS IN RELATION TO RESIDENCE OF THE OWNERS, 1920

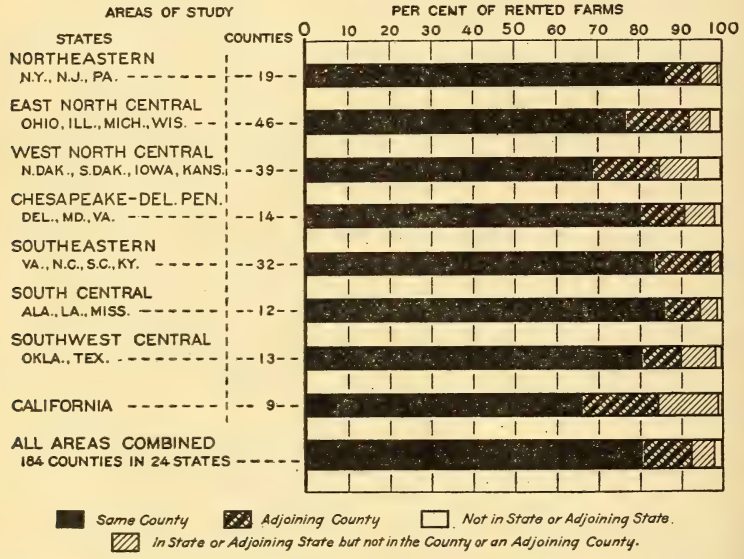
AREAS OF STUDY
STATES
COUNTIES
PER CENT OF RENTED FARMS
0 10 20 30 40 50 60 70 80 90 100
NORTHEASTERN
N.Y., N.J., PA. -- 19 --
EAST NORTH CENTRAL
OHIO, ILL., MICH., WIS. -- 46 --
WEST NORTH CENTRAL
N.DAK., S.DAK., IOWA, KANS. -- 39 --
CHESAPEAKE-DEL. PEN.
DEL., MD., VA. -- 14 --
SOUTHEASTERN
VA., N.C., S.C., KY. -- 32 --
SOUTH CENTRAL
ALA., LA., MISS. -- 12 --
SOUTHWEST CENTRAL
OKLA., TEX. -- 13 --
CALIFORNIA -- 9 --
ALL AREAS COMBINED
184 COUNTIES IN 24 STATES
Same County
Adjoining County
Not in State or Adjoining State.
In State or Adjoining State but not in the County or an Adjoining County.

FIG. 8.—In general, less absenteeism is shown with respect to the ownership of southern than of northern farms and less of eastern than of western farms. The study covered 256,072 rented farms in 24 States

and Kansas areas were owned by absentee owners in 1920, but such owners had a small proportion of the rented farms in the Pennsylvania, Ohio, Virginia, North Carolina, South Carolina, Georgia Kentucky, and Louisiana areas.

In 1900, 41 per cent of the rented farms of South Dakota were owned by persons not resident in the county, whereas only 15.5 per cent of the rented farms of Kentucky were held by such owners. South Dakota led also in absenteeism in 1900 measured by the percentage of rented farms owned by out-of-State residents, such landlords owning at the time 24.1 per cent of the rented farms. By contrast it may be noted that only 1.9 per cent of the rented farms of Texas were owned by persons resident out of the State at the time. Relatively few of the rented farms of the Southern States and of

New York, Pennsylvania, and Ohio were owned by out-of-State residents in 1900.

Comparing the degree of absenteeism which existed in 1900 for the various States with that which existed in 1920 for the limited areas studied, it appears that there has been little tendency toward an increase in the amount of absenteeism in any of the areas. In most of the areas the amount of absenteeism in 1920 was less than that which existed for the State as a whole in 1900 (Table 11).

TABLE 11.—*Location of rented farms in relation to residence of owners, selected States, 1900, and selected areas, 1920*

1900			1920					
State containing farms	Percentage of rented farms owned by landlords resident		State and location of farms	Counties studied		Percentage of rented farms owned by landlords resident		
	Out of the county	Out of the State		Total	Group [1]	Out of the county	Out of the State	Out of the county and the adjoining counties
	Per cent	*Per cent*		*Number*	*Number*	*Per cent*	*Per cent*	*Per cent*
New York	19.1	3.2	New York, western	5	1	15.5	2.5	5.0
New Jersey	25.9	11.4	New York and New Jersey, scattered.	5	2,3	17.2	6.5	9.7
Pennsylvania	18.9	3.2	Pennsylvania, southeastern	9	4	12.3	2.0	3.7
Ohio	22.3	3.3	Ohio, western	11	5	20.9	4.4	4.4
Illinois	23.2	5.3	Illinois, northern	11	6	24.8	5.2	8.5
			Illinois, central	10	7	25.6	6.4	11.4
Michigan	24.1	5.0	Michigan, southern	8	8	22.0	6.4	7.0
Wisconsin	20.6	4.5	Wisconsin, southern	6	9	17.6	3.3	4.5
Iowa	27.4	7.4	Iowa, northwestern	7	10	32.5	9.2	14.6
North Dakota	32.3	14.8	Iowa, central	11	11	26.5	5.8	9.6
South Dakota	41.0	24.1	North Dakota and South Dakota, eastern.	11	12, 13	38.4	25.1	25.7
Kansas	32.3	15.9	Kansas, central	10	14	29.7	8.0	14.0
Delaware	20.8	13.0	Delaware (all)	3	15	20.3	11.2	8.5
Maryland	26.6	11.5	Maryland, eastern	9	16	25.7	12.2	12.2
Virginia	21.4	6.4	Virginia, eastern	2	17	6.3	2.4	3.6
			Virginia and North Carolina, central.	9	18, 19	18.9	6.3	3.1
North Carolina	16.8	2.7	North Carolina and South Carolina, central.	6	20, 21	12.1	5.9	2.4
South Carolina	16.2	2.9	Georgia, northeastern	6	22	19.0	0.6	3.5
Georgia	21.3	2.3	Kentucky, western	3	23	12.5	2.2	1.8
Kentucky	15.5	2.5	Kentucky, central	8	24	17.2	1.0	2.3
Alabama	19.4	3.9	Alabama, central	3	25	17.8	1.6	6.2
Mississippi	19.8	6.2	Mississippi, western	5	26	12.6	3.0	5.7
Louisiana	18.2	5.2	Louisiana, south central	4	27	17.0	1.2	1.8
			Oklahoma, south central	4	28	20.3	6.8	8.1
			Oklahoma, southwestern	5	29	35.8	17.0	25.3
Texas	18.1	1.9	Texas, central	4	30	13.1	0.8	5.4
California	36.6	3.7	California, north central	9	31	34.1	1.4	15.6
United States	21.2	5.3	All areas studied, 24 States	184	1–31	19.6	5.1	7.5

[1] See footnote 4 on p. 3.

To those with a local interest and to those who realize how divergent conditions may be within a State, county statistics are usually of greater significance than statistics for a State as a whole. In Figure 9 the percentage of rented farms owned by landlords resident neither in the county nor in any of the adjoining counties is shown by counties for the 184 counties studied.

The data showed that rented farms owned by landlords resident beyond the county and adjoining counties, were larger in size and of greater value, on the average, than the rented farms owned by landlords resident near by. In the areas covered by the 1920 studies land-

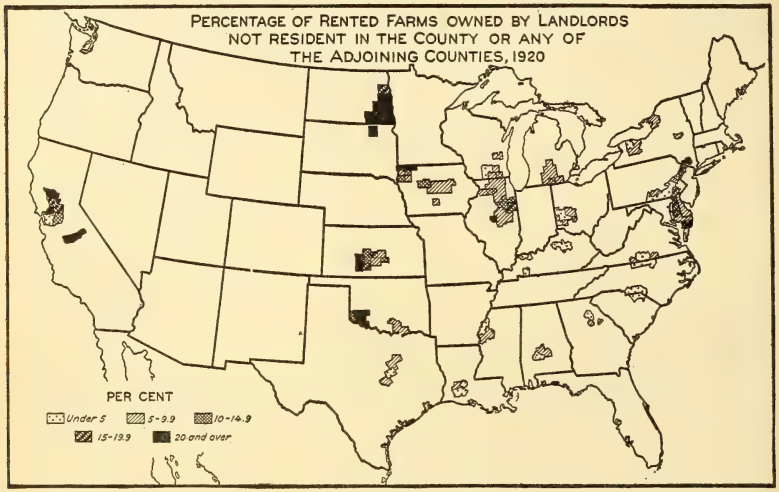

FIG. 9.—Regarding as absentee landlords those who lived beyond the limits of the county containing the land and of the adjoining counties the study showed that absentee owners had more than a fifth of the rented farms in many of the more western counties. Except Oklahoma, in none of the southern counties were as many as a fifth of the rented farms owned by absentees

lords resident beyond the county and the adjoining counties owned 7.5 per cent of the rented farms, 12.4 per cent of the rented acreage, and 11.2 per cent of the value of the rented farm land and buildings (Table 12).

TABLE 12.—*Extent to which rented farm property was owned by landlords not resident in the county or in any of the adjoining counties, selected areas, 1920*

Areas of study			Percentage of rented farm property owned by nonresidents.		
Location	Counties		Farms	Acreage	Value of land and buildings
	Total	Group [1]			
	Number	*Number*	*Per cent*	*Per cent*	*Per cent*
Northeastern States	19	1, 2, 3, 4	4.8	5.7	5.1
Chesapeake-Delaware peninsula	14	15, 16, 17	9.1	12.4	11.8
North Central States	85	5–14	10.8	14.4	12.1
Southeastern States	32	18–24	2.8	4.4	3.6
South Central States	12	25, 26, 27	5.6	6.8	6.0
Southwest Central States	13	28, 29, 30	10.2	14.8	11.1
California	9	31	15.6	21.2	18.7
All areas studied	184	1–31	7.5	12.4	11.2

[1] See footnote 4 on p. 3.

In the study of the 1920 census data attention was given to the ownership of rented portions of 13,614 part-owner farms, farms operated by persons who owned a portion and rented the rest of the

land which they operated. It was found that 71 per cent of these rented tracts were owned by persons resident in the same county as the land and 87 per cent by persons resident either in adjoining counties or in the same county as the land. Of the tracts located in the North Central States, 68 per cent were owned by landlords resident in the county and 85 per cent by landlords resident in the county or in adjoining counties.

Comparison was made of the location of 5,121 manager-operated farms and the residence of the owners. It was found that 73 per cent of the manager farms were owned by persons resident within the county and 87 per cent by persons resident either in the county or in adjoining counties.

PROPORTION OF RENTED FARMS WITHIN 3 MILES OF RESIDENCE OF OWNER

A phase of the question of the relation of owner's residence to the location of rented farm land which the answers to questionnaires make it possible to discuss, is that of the relative number of tenant farms which are within 3 miles of the residence of the owner. The more tenants a landlord has the smaller the proportion of tenants within 3 miles of the landlord's residence. When all areas studied are averaged, however, the trend is not uniform, because most of the landlords who owned 20 or more farms were landlords who owned in the Mississippi and Alabama areas; in these areas a large percentage even of the tenants of landlords with many tenants were within 3 miles of the landlord's residence (Table 13). Of all tenants reported, 53 per cent were within 3 miles of the landlord's residence. For the combined north central areas the percentage was 42, for the combined southeastern areas the percentage was 70. The high percentage of tenants within 3 miles of the residence of the landlord in the southern areas is the result of a close association of southern landlords with their land, many of these landlords being farmers on a part of the land, the rest of which is rented to tenants, who work more or less closely under the direction of their landlords.

TABLE 13.—*Extent to which tenant farms were within 3 miles of owner's residence, selected areas, 1920*

Areas of study			Tenant farms studied	Percentage of tenant farms within 3 miles of the owner's residence classified by number of landlord's tenants						
Location	Counties			All tenants	1 tenant	2 tenants	3 or 4 tenants	5–9 tenants	10–19 tenants	20 or more tenants
	Total	Group[1]								
	No.	*No.*	*No.*	*P. ct.*	*P. ct.*	*P. ct.*	*P. ct.*	*P. ct.*	*P. ct.*	*P. ct.*
Northeastern States	31	1–4, 15, 16	5,129	62	65	64	58	55	55	0
North Central States	85	5–14	24,367	42	48	45	41	30	35	6
Southeastern States	34	17–24	9,494	70	79	82	75	69	60	48
East South Central States	12	25–27	9,060	64	73	77	73	65	59	62
West South Central States	13	28–30	5,536	46	52	55	52	44	30	31
California	9	31	843	53	52	54	39	68	60	0
All areas studied	184	1–31	[2] 54,595	53	54	54	52	50	50	55

[1] See footnote [4] on p. 3.
[2] Includes some scattered reports.

EXTENT TO WHICH FARM LANDLORDS RESIDE ON FARMS

The questionnaire answers of 24,342 owners of rented farms stated whether or not the correspondent lived on a farm. This matter has nothing to do with the question of the residence being on land which the correspondent owned. Of landlords resident in the county or in counties adjoining their rented farms 44 per cent lived on farms, whereas of landlords whose residence was more remote from their rented land 35 per cent lived on farms. However, more than half of the landlords who owned in the Michigan, Wisconsin, North Dakota

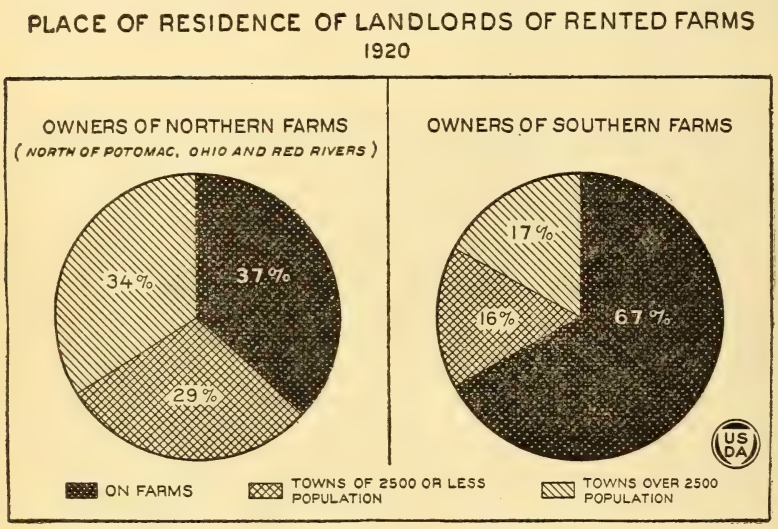

FIG. 10.—In the Northern States more than a third of the landlords reside on farms, while in the South the proportion is more than two-thirds. In the North about half of the landlords living in cities and villages are retired farmers

and South Dakota, Kansas, Oklahoma, and Texas areas who resided more distantly than in an adjoining county resided on farms. Of all landlords replying from all the areas studied 43 per cent lived on farms.

Comparing the different sections of the country, it appears that about two-thirds of the landlords of rented farms located in the southern areas reside on farms, whereas less than half of the landlords owning in the northern and eastern areas reside on farms (fig. 10).[7] Taking as a group the farm landlords of Ohio, Illinois, and Iowa, 30 per cent resided on farms (Table 14).

[7] This figure originally appeared in an article on Land ownership and tenancy. See U. S. Dept. Agr. 1923 Yearbook, p. 534.

TABLE 14.—*Extent to which farm landlords resided on farms, selected areas, 1920*

Areas of study			Landlords reporting residence	
States	Counties		Total	Percentage residing on farms
	Total	Group [1]		
	Number	*Number*	*Number*	*Per cent*
New York, New Jersey, Pennsylvania	19	1–4	2,834	37
Delaware, Maryland	12	15,16	791	34
Ohio, Illinois, Iowa	50	5–7, 10, 11	9,413	30
Michigan, Wisconsin	14	8, 9	1,889	46
North Dakota, South Dakota, Kansas	21	12–14	2,810	47
Virginia, Kentucky, North Carolina, South Carolina, Georgia	34	17–24	2,907	66
Alabama, Mississippi, Louisiana	12	25–27	955	68
Oklahoma, Texas	13	28–30	2,051	66
California	9	31	612	37
All areas studied	184	1–31	[2] 24,342	43

[1] See footnote 4 on p. 3.

[2] Includes 80 landlords of scattered areas.

EXTENT TO WHICH FARM LANDLORDS OWN LAND IN MORE THAN ONE COUNTY AND STATE

Of 274,743 rented farms indexed for ownership in 1920, 3.2 per cent were apparently owned in 1920 by persons who owned rented farms in two or more of the 184 counties. Of the rented farms owned by persons who owned in two or more counties, 84.3 per cent were owned by persons who resided in one of these counties and 94.4 per cent were owned by persons who resided in one of the States in which they owned.[8]

Landlords to the number of 21,738 replied to questions asking the number of States and counties in which they owned land. Of the 21,738 landlords replying 3.2 per cent stated that they owned in more than one State and 11.7 per cent that they owned in more than one county. Only three had land in more than six counties (Table 15).

TABLE 15.—*Extent to which owners of rented farm land owned land in one or more counties and States in 1920* [a]

Number of States in which land was owned	Landlords		Number of counties in which land was owned	Landlords	
	Number	*Per cent*		*Number*	*Per cent*
One	21,035	96.8	One	19,191	88.3
Two	637	2.9	Two	1,967	9.0
Three	59	.3	Three	405	1.9
Four	6	(a)	Four	109	.5
Five	1	(a)	Five	46	.2
			Six	17	.1
			Seven	1	(a)
			Eight	1	(a)
			Eleven	1	(a)
More than one	703	3.2	More than one	2,547	11.7
Total	21,738	100.0	Total	21,738	100.0

[a] Less than 0.05 per cent.

[8] Even if it were assumed that all errors and omissions could be eliminated from an index to the ownership of the rented farms of the United States, it would not be possible to determine with accuracy the extent to which the rented farms are owned by persons who own rented farms in one county only, in two counties, in three counties, in one State, in two States, etc., unless the index was made to include data on the ownership of every rented farm in the country. The information presented herewith, limited as it is to a somewhat incomplete index to the ownership of rented farms in 184 counties, has no such claim to completeness and freedom from error.

The replies concerned any and all land owned regardless of whether it was rented out to tenants, farmed by the owners, farmed through the agency of managers or hired help, or not farmed at all. It would be natural to expect that landlords who owned properties located partly in one State or county and partly in another would say that they owned in two counties or States even though they had but one rented farm. These considerations should be given weight in using the figures on the extent to which landlords own in more than one county. Out of 13,405 correspondents who said they had but one tenant approximately 4 per cent indicated that they owned land in more than one county and 1.2 per cent that they owned land in more than one State. Of 8,333 correspondents reporting two or more tenants 24 per cent owned in more than one county and 6.5 per cent in more than one State.

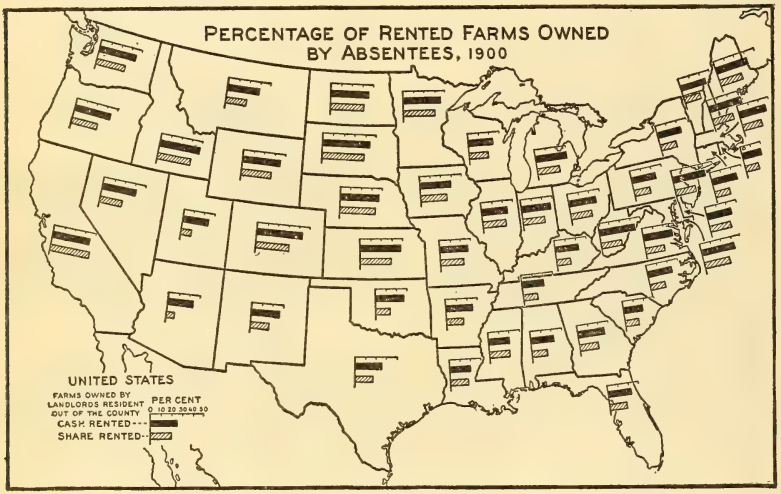
PERCENTAGE OF RENTED FARMS OWNED BY ABSENTEES, 1900
UNITED STATES
FARMS OWNED BY LANDLORDS RESIDENT OUT OF THE COUNTY
PER CENT
0 10 20 30 40 50
CASH RENTED
SHARE RENTED

FIG. 11.—In Kansas, 30 per cent of share as compared with 39 per cent of the cash-rented farms were owned by landlords resident out of the county in 1900. The percentages of the rented farms in some of the other States which were owned by out-of-county residents were, Illinois 22 per cent of the share and 25 per cent of the cash-rented farms, Georgia 18 per cent of the share and 26 per cent of the cash-rented farms, Texas 17 per cent of the share and 25 per cent of the cash-rented farms

ABSENTEE OWNERSHIP OF CASH AND SHARE-RENTED FARMS COMPARED, 1900

In 1900, 4.5 per cent of the share-rented farms were owned by persons resident out of the State as compared with 6.7 per cent of the cash-rented farms. In every State in which the renting of farms was at all important in 1900 more of the cash than of the share rented farms were owned by persons resident out of the State.

Owners resident out of the county had 19 per cent of the share and 25 per cent of the cash rented farms in 1900. Corresponding information for the various States appears in Figure 11.

To show the difference in method of renting followed by landlords resident near their farms and that of landlords resident at a distance, Figure 12 was prepared. This figure shows for the different States the proportion of rented farms rented for cash, recognizing two classes of owners: Owners resident in the county and owners resident out of State. Of the rented farms in the entire country which were owned by residents of the county in which the land was located 35.1

per cent were rented for cash as compared with 46.5 per cent of the rented farms owned by residents out of State.

Only 20 per cent of the rented Kentucky farms which were owned by residents of the county were rented for cash, whereas 43 per cent of the rented farms held by out-of-State residents were so rented. In Iowa, a State in which the cash-rent method of leasing farms is very general, 54 per cent of the rented farms held by residents of the county were rented for cash and 62 per cent of the rented farms held by residents out of the State. In North Dakota and in Texas share renting is much more prevalent than it is in Iowa. In North Dakota 13 per cent of the rented farms owned by residents of the same county were rented for cash, whereas 16 per cent of the rented farms owned by out-of-the State residents were rented for cash. In Texas 13 per cent of the rented farms owned by residents of the same county were rented for cash, whereas 29 per cent of the rented farms owned by residents out of the State were rented for cash.

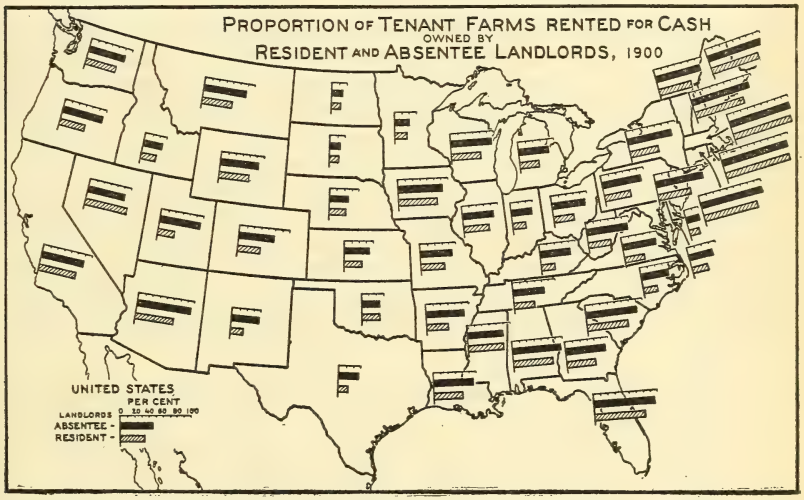

FIG. 12.—The bars show for the different States the proportion of rented farms owned by two classes of owners rented for cash, owners resident in the county and owners resident out of State

AGES OF OWNERS OF RENTED FARMS

PRESENT AGES

Of the owners of rented farms who answered the questionnaire sent to them, 23,916 gave their ages. The average age was 57.8 years. The men who replied averaged 57.3 years of age as compared with 60.5 years for the women who replied.

Grouping the owners of rented farms into five-year groups by age, beginning with the age of 25, it was found that the age groups 55–59 and 60–64 were the largest groups and nearly of equal size. Less than 10 per cent of the owners were under 40 years of age and those whose age was 60 years or over constituted 47 per cent of the total number. (Table 16.)

The men owners of rented farms who reported from the northern areas averaged 59.5 years of age, the women owners 61.5 years of age. The men owners of rented farms who reported from the southern areas averaged 53.7 years of age, the women owners 57.7 years.

TABLE 16.—*Percentage distribution of owners of rented farms by age groups, 1920*

(Based on questionnaire replies of 23,836 owners of rented farms)

Age group	Percentage in each age group	Age group	Percentage in each age group
Under 25 years	0.48	Over 24 years	99.52
25 to 30 years	1.10	Over 29 years	98.42
30 to 35 years	2.41	Over 34 years	96.01
35 to 40 years	4.73	Over 39 years	91.28
40 to 45 years	7.27	Over 44 years	84.01
45 to 50 years	9.94	Over 49 years	74.07
50 to 55 years	12.67	Over 54 years	61.40
55 to 60 years	14.38	Over 59 years	47.02
60 to 65 years	15.71	Over 64 years	31.31
65 to 70 years	12.52	Over 69 years	18.79
70 to 75 years	9.02	Over 74 years	9.77
75 to 80 years	6.09	Over 79 years	3.68
80 to 85 years	2.60	Over 84 years	1.08
85 to 90 years	.90	Over 89 years	.18
90 to 95 years	.16	Over 94 years	.02
95 years and over	.02		

Owners of rented farms in the Oklahoma, Louisiana, and Mississippi areas were the youngest of those reporting, their ages averaging less than 52 years. Owners of rented farms in the areas studied in four States, New Jersey, New York, Wisconsin, and Illinois, reported ages which averaged more than 60 years (Table 17). More than a third of the owners of rented farms in the areas studied in the States of New Jersey, New York, Illinois, Wisconsin, Ohio, Kansas, Michigan, and Iowa gave the age of 65 or more, but in none of the areas of the South did more than a fourth of the landlords report an age of 65 or more. This is one indication, confirmed by other data, that in the South landlordism is more a phase of active farm management and less a phase of retirement from active farming than is the case in the North.

TABLE 17.—*Age of owners of rented farms by location of land, selected areas, 1920*

State	Location of land studied: Counties		Total landlords reporting age	Average age of landlords	Percentage of landlords reporting age		
	Total	Group [1]			Under 55 years	55 to 64 years	65 or more years
	Number	*Number*	*Number*	*Years*	*Per cent*	*Per cent*	*Per cent*
New York	8	1, 2	933	60.8	29	31	40
New Jersey	2	3	102	61.5	28	31	41
Pennsylvania	9	4	1,723	58.3	37	31	32
Ohio	11	5	1,476	59.5	34	30	36
Illinois	21	6, 7	4,896	60.5	31	31	38
Michigan	8	8	1,094	59.4	32	33	35
Wisconsin	6	9	766	60.6	28	35	37
Iowa	18	10, 11	2,975	59.1	33	33	34
North Dakota	10	12	932	56.0	41	33	26
South Dakota	1	13	175	57.7	39	30	31
Kansas	10	14	1,661	59.2	33	31	36
Delaware	3	15	321	56.9	39	33	28
Maryland	9	16	454	56.0	45	28	27
Virginia	6	17, 18	659	54.0	53	25	22
North Carolina	9	19, 20	823	53.2	51	27	22
South Carolina	2	21	208	53.0	53	26	21
Georgia	6	22	329	53.2	53	30	17
Kentucky	11	23, 24	868	55.2	49	27	24
Alabama	3	25	323	54.5	50	26	24
Mississippi	5	26	484	51.6	63	22	15
Louisiana	4	27	131	50.7	61	19	20
Oklahoma	9	28, 29	1,060	50.6	62	22	16
Texas	4	30	971	55.3	48	27	25
California	9	31	472	54.9	48	30	22
All areas studied	184	1–31	[2] 23,916	57.8	39	30	31

[1] See footnote 4 on p. 3.

[2] Includes a few scattered records.

AGE AT TIME OF RETIRING FROM FARMING

A total of 7,858 men who had operated farms as tenants or owners and retired gave their age and the age at which they retired from farming. Some of these men were so young at the time they reported their status that it seemed probable they would eventually take up another occupation if they did not go back to farming. To eliminate the men whose permanent status as retired farmers might be questioned, all those landlords who reported themselves as retired from farming but who were not yet 40 years of age were disregarded in the tabulations undertaken to determine the age at which landlords with farming experience retired from farming. The number of records thus discarded was 275, leaving 7,583 landlords whose age was 40 years or more who had farmed for themselves but were now retired from farming. The average age of this group of landlords was 63.1 years and the age at which they retired from farming averaged 53.6 years. Northern and southern landlords retired at about the same age. Most of the replies came from the North, where there is a larger group of retired farmer landlords than there is in the South (Table 18).

TABLE 18.—*Average age at which farm landlords in various parts of the United States retired from farming*

Location of farms: Division or State	Counties: Total	Counties: Group [1]	Landlords reporting [2]	Average age at retirement
	Number	*Number*	*Number*	*Year*
North Atlantic	19	1–4	910	53.7
East North Central	46	5–9	3,284	53.2
West North Central	39	10–14	2,307	54.3
South Atlantic	35	15–22	373	55.0
East South Central	19	23–26	165	55.2
West South Central	17	27–30	438	51.1
California	9	31	87	53.9
Northern States	104	1–14	6,501	53.7
Southern States	71	15–30	976	53.3
All areas studied	184	1–31	[3] 7,583	53.6

[1] See footnote 4 on p. 3.
[2] Males of 40 or more years of age who reported themselves retired after having farmed for themselves.
[3] Includes a few scattered reports.

COMPARISON OF AGES OF TENANT AND OF OWNER FARMERS WITH AGES OF FARM LANDLORDS

Table 19 shows a comparison of the ages of landlords with the ages of tenants and of operating owners. The significance of the contrasts may be broadly stated as follows:

It has become increasingly customary for farmers in the United States to begin as tenants. As tenants they occupy the first step of the tenure ladder. Tenant farmers are the youngest group of farmers. Their ages average about 39 years. Tenants who succeed buy land out of their savings and thenceforth farm small places which they own outright, larger places which they own subject to mortgage, or places to part of which they own title. In time the mortgages are paid off by the successful farmers and more land purchased. As successful

farmers gain in age they gain in wealth. Their surplus wealth is usually invested in land which, so far as they can, they themselves farm until advancing age makes it necessary to sell their land or rent it to tenants.

As a group, the operating owners of unmortgaged farms are the oldest farmers. Their ages average about 51 years. It is from this group of farmers that a large proportion of the farm landlords are

AGE OF MORTGAGE-FREE OWNER FARMERS, UNITED STATES, 1920, AND AGE AT RETIREMENT FROM FARMING OF LANDLORDS WITH EXPERIENCE AS FARMERS

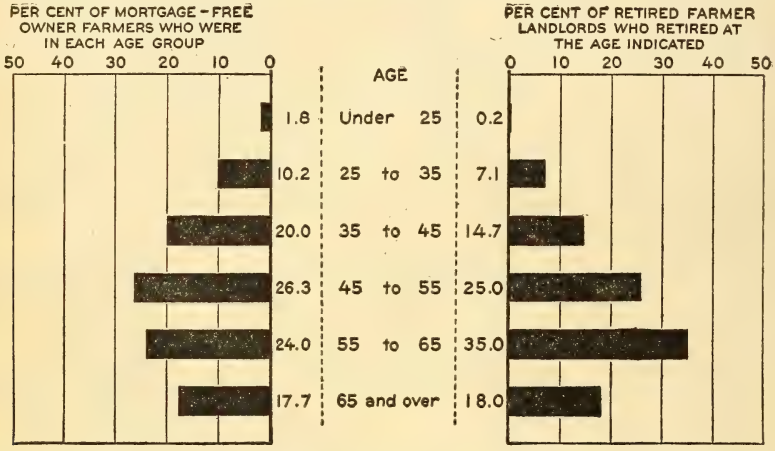
PER CENT OF MORTGAGE-FREE OWNER FARMERS WHO WERE IN EACH AGE GROUP
50 40 30 20 10 0
AGE
1.8 Under 25 0.2
10.2 25 to 35 7.1
20.0 35 to 45 14.7
26.3 45 to 55 25.0
24.0 55 to 65 35.0
17.7 65 and over 18.0
PER CENT OF RETIRED FARMER LANDLORDS WHO RETIRED AT THE AGE INDICATED
0 10 20 30 40 50

FIG. 13.—The age distribution of mortgage-free owner farmers is very similar to the retirement age of landlords with experience as farmers, the retirement age being slightly more and averaging 53.6 years as compared with an average of about 51 years for the age of mortgage-free owner farmers. The left-hand portion of the graph is based on the 1920 census, while the right-hand portion is based on replies received from farm landlords of 40 years of age or over

recruited. From about the age of 51 more full owners operating unmortgaged farms die, change their occupation, or retire from farming than there are men who attain the status. Owners of rented farms who have farmed for themselves and retired discontinued active farming at an age that averaged 53.6 years. This age is only a few years older than that of the average age of farmers who operate unmortgaged farms (fig. 13.)

TABLE 19.—*Percentage distribution by age of farmers of selected tenure and of farm landlords, 1920*

Age	Percentage distribution by age [1]			
	Tenant farmers	Full owners farming unmortgaged farms	Farm landlords	Farm landlords at retirement
	Per cent	*Per cent*	*Per cent*	*Per cent*
Under 25 years	12.0	1.8	0.5	0.2
25 to 34 years	31.1	10.2	3.5	7.1
35 to 44 years	26.0	20.0	12.0	14.7
45 to 54 years	18.4	26.3	22.6	25.0
55 to 64 years	8.5	24.0	30.1	35.0
65 years and over	4.0	17.7	31.3	18.0
Total	100.0	100.0	100.0	100.0

[1] The distributions shown are based on the ages in 1920 of 2,424,493 tenant farmers, 2,117,459 farmers operating unmortgaged farms of which they owned all of the land, and 23,916 farm landlords, with the ages at which 7,583 of the farm landlords retired from farming.

FARM EXPERIENCE OF LANDLORDS

Of a total of 20,642 men reporting their experience on farms in answers to questionnaires, the replies of 8 per cent indicated that they had had no farming experience. Another group, 11 per cent, had not farmed as tenants or owners, but had had some experience as helpers on farms, working with or without wages. In most cases this experience was probably obtained on farms operated by parents. The rest of the farm landlords, 81 per cent of all, had farmed for themselves (fig. 14).[9] The replies indicate that 74 per cent of the

TENURE EXPERIENCE OF OWNERS OF RENTED FARMS, 1920

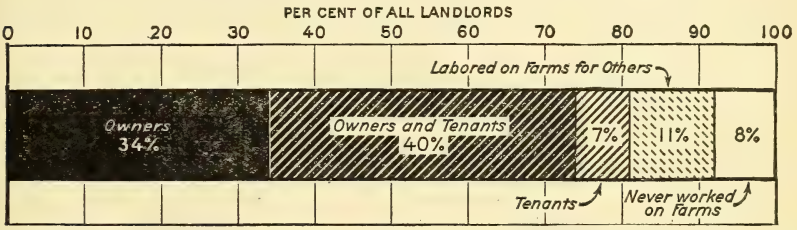

FIG. 14.—The figure summarizes the previous tenure experience of about 20,000 male landlords. Nearly three-fourths had been operating owners and two-fifths had been both tenants and owner-farmers

men who own rented farms have farmed as owners and 7 per cent additional have farmed as tenants, but not as owners. Of the landlords who had farmed for themselves, 57.5 per cent had farmed as tenants and 91.7 per cent as owners 8.3 per cent had farmed only as tenants, 42.5 per cent only as owners, and 49.2 per cent as tenants and at another time as owners.

From the replies it can be seen that the owners of rented farms are in most cases persons with an experience that should be of considerable value to themselves as landlords, as well as to their tenants, who are often young men without much experience (Table 20).

TABLE 20.—*Farm experience of owners of rented farms, 1920* [a]

Areas of study			Percentage of women among all owners reporting	Total men owners reporting	Percentage of men owners by experience				
Location of land	Counties				None	Helper not farmer	Tenant not owner operator	Owner-operator not tenant	Tenant and owner operator
	Total	Group [b]							
	Number	*Number*	*Per ct.*	*Number*	*Per ct.*	*Per ct.*	*Per ct.*	*Per ct.*	*Per ct.*
North Atlantic States	19	1–4	17	2,371	12	13	6	34	35
Chesapeake-Delaware peninsula	12	15, 16	19	641	16	13	5	43	23
East North Central States	46	5–9	19	6,817	8	11	8	30	43
West North Central States	39	10–14	12	5,113	7	12	5	37	39
South Atlantic States	23	17–22	12	1,792	7	8	7	40	38
East South Central States	19	23–26	12	1,501	6	5	5	42	42
West South Central States	17	27–30	10	1,962	9	11	10	28	42
California	9	31	22	385	15	12	6	40	27

[a] Tabulated from replies to questionnaires.
[b] See footnote 4, p 3.
[9] The figure originally appeared on page 536 of the 1923 Yearbook in the article "Land Ownership and Tenancy."

The experience of women as farmers or as helpers on farms is usually somewhat different from that of men, although most women who own rented farms have had valuable experience. A considerable proportion of the rented land owned by women was acquired by inheritance or marriage. It is likely that the women who acquired land by inheritance or marriage in most cases had lived on it prior to the death of the persons who left them the land. Of 24,377 owners of rented farms who reported their sex 15.3 per cent were women. Questionnaires were sent out regardless of sex, and presumably women responded normally from each area. The proportion of replies which came from women was highest in the North Atlantic, East North Central, Chesapeake-Delaware peninsula, and California areas, and lowest in the Southern and the West North Central areas.

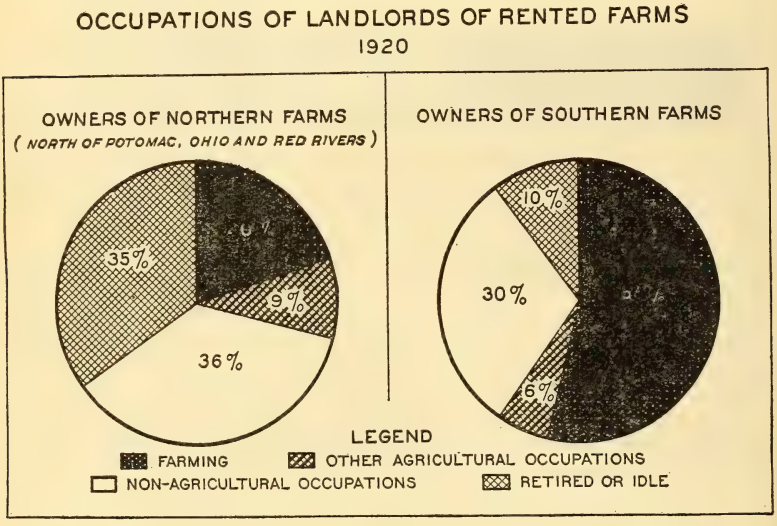

FIG. 15.—The proportion of landlords still classed as farmers is much larger in the South than in the North, but if retired farmers, many of whom exercise supervision over their rented farms, are considered farmers, the difference is not so great. About a third of the farm landlords of the two regions appear to be engaged in nonagricultural occupations. This figure is based on reports from 23,000 landlords in 24 States.

OCCUPATIONS OF OWNERS OF RENTED FARMS

OCCUPATIONS AS REPORTED BY OWNERS THEMSELVES

The replies to a question asking owners of rented farms to report occupation indicated that 29.9 per cent were engaged at such nonagricultural occupations as banking, real estate, business, and labor, 30.4 per cent were farming, and an additional 28.2 per cent were retired from farming. Of the women owners of rented farms only 5.3 per cent reported such occupations as banking, real estate, business, and labor for hire, whereas 62.5 per cent indicated that their occupation was keeping house (Table 21).

Comparing landlords of northern with landlords of southern farms, considerable difference is to be seen in the proportion engaged in farming and the proportion who are retired or idle (fig. 15).[10] Of

[10] The figure originally appeared on page 534 of the 1923 Yearbook in the article "Land Ownership and Tenancy."

the southern owners 54 per cent reported themselves engaged in farming and only 10 per cent as retired or idle, whereas of the northern owners 35 per cent were retired or idle and 20 per cent were farming. Nonagricultural occupations, such as banking, business, labor, and keeping house were reported by about 36 per cent of the owners of northern and 30 per cent of the owners of southern farms.

TABLE 21.—*Percentage distribution of owners of rented farms by occupation*[1]

Occupation	Percentage of owners classified		
	Men	Women	Men and women
	Per cent	*Per cent*	*Per cent*
Farming	30.4	8.8	27.2
Gardening, chores, and farms tasks	2.1	0.7	1.9
Custom farm work, such as threshing	0.6	0.0	0.5
Handling farm products	1.6	0.2	1.4
County farm agent	0.1	0.1	0.1
Landlord (mentioned specifically)	3.7	1.1	3.3
Housekeeping	0.0	62.5	9.4
Idle and sick	1.9	6.3	2.5
Retired from farming	28.2	14.2	26.1
Retired from other occupations	1.5	0.8	1.4
Banking	3.1	0.3	2.6
Real estate and insurance	2.8	0.1	2.4
Medical	2.7	0.4	2.4
Teaching	1.6	1.5	1.6
Legal	1.7	0.0	1.4
Business	9.5	1.3	8.2
Labor or other occupations	8.5	1.7	7.6
All occupations	100.0	100.0	100.0

[1] Replies from 20,401 men and 3,586 women owners.

The proportion of men owners reporting themselves engaged in farming was as high as 65 per cent in the combined Kentucky, Alabama, and Mississippi areas, 59 per cent in the combined Virginia, Carolina, and Georgia areas and 43 per cent in the combined Louisiana, Oklahoma, and Texas areas. In northern areas the proportion of men who were farming was considerably less (Table 22).

The proportion of southern landlords who reported themselves as retired or idle was considerably less than half that of landlords owning in the North Central States. Many of the landlords of the North Central States are to be compared with capitalists retired on their incomes, whereas in the South landlords commonly live on their land supervising their tenants and hired hands. In the discussion of the place of residence it was brought out that about two-thirds of the southern landlords reported themselves to be resident on farms, whereas less than half of the northern landlords were so resident. The average age of the landlords who had no occupation was 66.2 years. This group includes those landlords who were sick, retired from farming, or from other occupations, and those unable to obtain employment. That they have done practically all the work they will do is attested by their average age. Landlords with occupations were considerably younger. Those who were farming averaged 53 years and those in occupations other than farming averaged 53.4 years.

Not much difference existed in the average age of northern and of southern landlords having the same occupations. A much greater

proportion of northern than of southern landlords was without occupation, and as this group is the oldest occupational group the effect is to make the average age of northern landlords more than that of southern landlords. In the southern areas studied landlords who were farming averaged 52 years of age as compared with an average of 54 for northern landlord farmers. Landlords who had occupations other than farming had an average age of 50.9 years in the southern and 54.5 years in the northern areas. Landlords of rented farms who were without occupation averaged 66.2 years in northern and 65.7 years in southern areas.

TABLE 22.—*Occupations of owners of rented farms, 1920*[1]

Areas of study					Percentage of men owners by occupation		
Location of land	Counties		Percentage of women among all owners reporting	Total men owners reporting	Unoccupied, retired, idle, or sick	Occupied but not as farmers	Farmers
	Total	Group[2]					
	Number	*Number*	*Per cent*	*Number*	*Per cent*	*Per cent*	*Per cent*
North Atlantic States	19	1–4	17	2,361	29	51	20
Chesapeake-Delaware peninsula	12	15,16	19	631	18	58	24
East North Central	46	5–9	19	6,725	43	36	21
West North Central States	39	10–14	12	5,045	42	35	23
South Atlantic States	23	17–22	12	1,785	8	33	59
East South Central States	19	23–26	12	1,474	8	27	65
West South Central States	17	27–30	10	1,940	16	41	43
California	9	31	22	380	20	47	33
All areas studied	184	1–31	15	[3]20,401	32	38	30

[1] Replies to questionnaires. [2] See footnote 4, p. 3. [3] Includes a few scattered records.

EXTENT TO WHICH RENTED FARMS ARE OWNED BY NEAR-BY OWNER FARMERS

The names of farmers operating farms of their own and the names of landlords of rented farms were compared for 51 scattered counties. This comparison indicated that 18.1 per cent of the owners of the rented farms were farming on other farms which they owned in the same county as that containing their rented farms. This class of landlords owned 21.2 per cent of the rented and manager-operated farms, or more than their proportionate share. In general, a considerably larger percentage of the rented farms in the southern counties studied were held by landlords who operated other farms which they owned in the same county than was the case with rented farms in the northern counties studied.

Basing remarks on the limited study made, it appears that 9 per cent of the landlords in 14 counties in the North Central States were owner-operators farming in the counties containing their rented farms, corresponding percentages for 9 counties in the South Atlantic States being 23 per cent; for 19 counties in the east South Central States, 26 per cent; for 6 counties in the west South Central States, 17 per cent; and for 3 California counties, 6 per cent. For the same groups of counties the percentage of rented and manager-

operated farms owned by such landlords follows. In North Central States 10 per cent of the renter and manager-operated farms were owned by landlords who were owner farmers in the same county; in the South Atlantic States, 27 per cent; in the east South Central States, 26 per cent; in the west South Central States, 19 per cent, and in California, 6 per cent. Table 23 gives the corresponding percentages by counties.

TABLE 23.—*Percentage of farm landlords who operated farms they owned in counties in which they rented farm land to tenants with the percentage of renter, cropper, or manager-operated farms owned by them, 1920*

State and county	Percentage of—		State and county	Percentage of—	
	Landlords	Renter, cropper, and manager farms owned		Landlords	Renter, cropper, and manager farms owned
	Per cent	*Per cent*		*Per cent*	*Per cent*
Ohio, Madison	12	12	Kentucky, Daviess	31	33
Ohio, Miami	9	11	Kentucky, Fayette	22	27
Illinois, De Kalb	5	5	Kentucky, Franklin	40	45
Illinois, Logan	8	9	Kentucky, Henderson	30	31
Illinois, Kankakee	7	8	Kentucky, Jessamine	29	34
Michigan, Clinton	11	12	Kentucky, Scott	40	42
Michigan, Lenawee	9	10	Kentucky, Shelby	42	42
Wisconsin, Walworth	5	5	Kentucky, Woodford	28	33
Iowa, Blackhawk	6	7	Alabama, Dallas	18	28
Iowa, Calhoun	10	10	Alabama, Lowndes	18	17
Iowa, Plymouth	8	9	Alabama, Wilcox	24	37
Iowa, Warren	13	13	Mississippi, Bolivar	14	14
Kansas, McPherson	12	15	Mississippi, Coahoma	20	18
Kansas, Reno	12	14	Mississippi, LeFlore	14	23
Delaware, Kent	10	11	Mississippi, Sunflower	12	18
North Carolina, Caswell	34	36	Louisiana, Acadia	28	31
North Carolina, Scotland	24	27	Oklahoma, Kiowa	10	11
Georgia, Barrow	34	38	Oklahoma, Marshall	17	18
Georgia, Clark	18	21	Texas, Bell	17	19
Georgia, Jackson	26	32	Texas, Ellis	16	18
Georgia, Oconee	23	24	Texas, Hill	16	18
Georgia, Morgan	17	22	Texas, McLennan	21	24
Georgia, Taliferro	23	27	California, Contra Costa	4	4
Kentucky, Bourbon	33	37	California, Madera	6	8
Kentucky, Christian	42	46	California, Sutter	9	15
Kentucky, Clark	28	31			

HOW OWNERSHIP WAS ACQUIRED

Among the questions asked of owners of rented farms were the following:

Of the land to which you held title on January 1, 1920, how many acres had been acquired by you in each of the following ways: (a) by homesteading ———, (b) by marriage ———, (c) by inheritance or gift, (d) by purchase, trade, or foreclosure ———.[11]

[11] Usable answers to the questions on the method of acquisition were returned by 23,963 owners of rented farms. These persons reported the ownership of a total of 8,122,828 acres of land. The replies pertain to all land to which title was held Jan. 1, 1920, and consequently do not have to do with rented acreages exclusively but include also lands operated by the owner and lands not farmed at all. On the other hand, the replies do not include acreages in which the corresponding landlords had a part interest, such acreages, for instance, as are in undivided estates.

There is some reason to believe that a part of the land reported as homesteaded was in reality acquired by marriage or inheritance, being what the owners regarded as the family's old homestead. Where the wife and husband both owned land, it is probable that in some cases the land held by each was reported on separate schedules. Some of the land reported as having been obtained by marriage was probably acquired out of the joint savings of husband and wife while both were living, reverting to the survivor on the death of one of the parties, but having really been acquired by purchase. The replies do not reveal the value of the acreage held or the extent to which it was mortgaged either on Jan. 1, 1920, or at the time of acquisition. Neither do they reveal the extent to which the assets used to acquire land by purchase were acquired by inheritance or gift or by the sale of lands which had been acquired in ways other than by purchase.

In the discussion which follows inheritance and gift are treated under the heading "inheritance," while purchase, trade, and foreclosure are treated under the heading "purchase."

Presuming that the landlords who reported were representative in respect to the way in which they acquired land, the replies indicate that of the land held by owners of rented farms 79 per cent was acquired by purchase, 16 per cent by inheritance, 3 per cent by marriage, and 2 per cent by homesteading. It appears that 64 per cent of the landlords acquired all of their land by purchase and 84 per cent partly, if not all, by purchase. The landlords who acquired all of their land by inheritance were 11 per cent of the total number, an additional 16 per cent acquiring part of their land by inheritance. Marriage was mentioned as the sole way in which land was acquired by 3 per cent of the owners reporting, but an additional 4 per cent obtained some land by marriage. In 2 per cent of the cases all the land owned

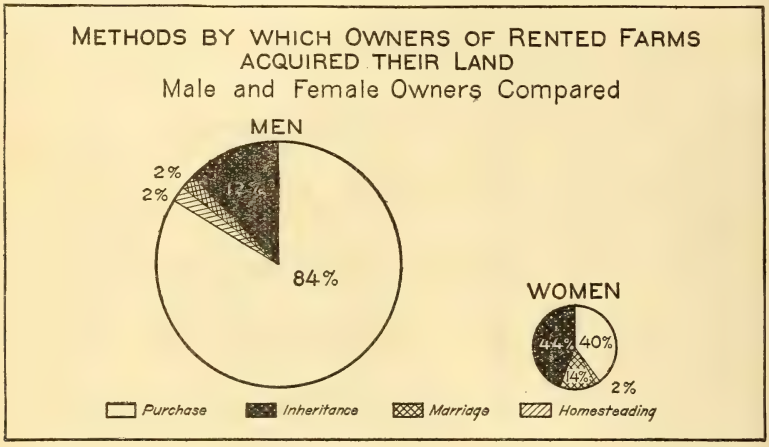

FIG. 16.—Fourteen per cent of the land owned by male owners and 58 per cent of the land owned by female owners of rented farms had been acquired by inheritance or marriage; and 2 per cent of the land of each class by homesteading, the remainder having been purchased. It should be noted, however, that these figures make no allowance for the fact that a part of the wealth used to purchase farms was acquired by inheritance, marriage, or gift. The 20,291 male owners who replied owned a total of 7,257,578 acres the 3,672 women who replied owned 865,250 acres. The area of the circles are proportionate to the acreages reported

had been homesteaded and in an additional 3 per cent of the cases some land had been obtained by homesteading.

Considerable difference is shown between the two sexes in regard to the manner in which the land owned was acquired. The men had acquired 84 per cent of their land by purchase and only 12 per cent by inheritance, whereas the women reported only 40 per cent of their acreage to have been purchased and 44 per cent to have been inherited (fig. 16).[12] Women are much less likely to buy land than men and of the land held by women a relatively large proportion has been acquired by gift, inheritance, or marriage, and a small proportion by purchase. Women had acquired 14 per cent of their acreage by marriage, whereas only 2 per cent of the acreage owned by men was reported to have been so acquired. It is probable that in the

[12] The figure originally appeared on p. 536 of the 1923 Yearbook, in the article "Land Ownership and Tenancy."

case of land reported by women as acquired through marriage a considerable part had been inherited from deceased husbands.

Comparing different parts of the country it appears that inheritance was more important and purchase less important in the northeastern and California areas than it was in the other areas. Of the acreage owned by the landlords reporting from the Great Plains areas only 7 per cent was reported to have been inherited, which is about the acreage these same landlords acquired by homesteading. Less than a fourth of the landlords of the Great Plains areas had acquired any of their acreage by homesteading. Limitations on the area of land to be homesteaded have always prevented individual landlords from acquiring large acreages of land directly by homesteading. It is interesting to note that in these Great Plains areas more than four-fifths of the acreage held by the farm landlords had been purchased. (Table 24 and fig. 17.)

METHODS BY WHICH OWNERS OF RENTED FARMS ACQUIRED THEIR LAND

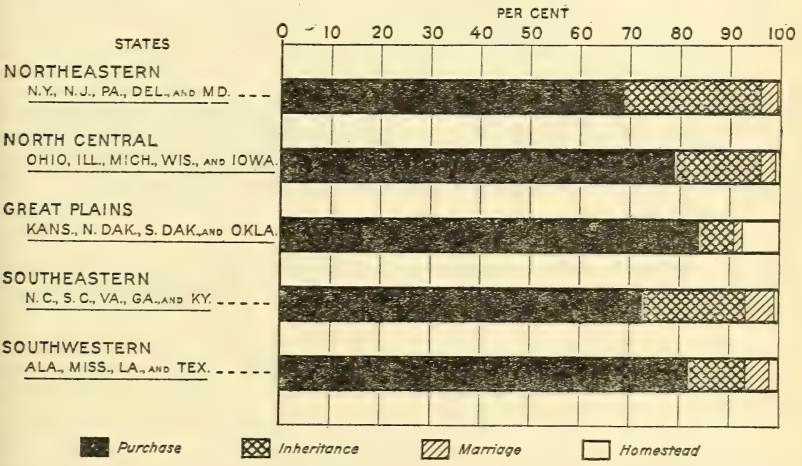

FIG. 17.—In each section of the country, purchase was by far the most important of the four methods by which land was acquired—inheritance, marriage, purchase, and homesteading. Little opportunity existed to homestead except in the areas of the Great Plains States

The questionnaire replies indicate that owners who inherit their acreage more commonly rent all of it to tenants than is the case with owners who buy it all. Of the landlords who purchased all of their acreage about two-thirds rented it all to tenants. Of the landlords who inherited all their acreage over three-fourths rented it all to tenants. Of the acreage owned by the purchasers 79 per cent was rented to tenants, whereas of the acreage owned by those who inherited their land 86 per cent was rented to tenants. Landlords reporting for the South more commonly retained a part of their acreage than was the case with landlords reporting for the North, and the southern landlords withheld a larger proportion of their acreage from their tenants than was the case with northern landlords (Table 25.)

TABLE 24.—*How the land held by owners of rented farms was acquired. Landlords owning in selected areas, 1920*

Location			Owners reporting		Percentage of owners acquiring land through—									
					Purchase			Inheritance			Marriage		Homesteading [3]	
States	Counties		Total	Average acres owned	Part	Whole	Percentage of total acreage owned [2]	Part	Whole	Percentage of total acreage owned	Part	Percentage of total acreage owned	Part	Percentage of total acreage owned
	Total	Group [1]												
	No.	*No.*	*No.*	*No.*	*P. ct.*	*P. ct.*	*P. ct.*	*P. ct.*	*P. ct.*	*P. ct.*	*P. ct.*	*P. ct.*	*P. ct.*	*P. ct.*
Northeastern	31	1–4, 15, 16	3,466	191	78	64	69	31	18	27	5	4	(4)	(4)
North Central	64	5–11	11,403	282	84	64	79	30	12	17	6	3	1	1
Great Plains	30	12–14, 28, 29	3,841	569	66	61	84	14	5	7	5	2	23	7
Southeastern	34	17–24	2,820	308	82	59	72	31	12	21	11	6	1	1
Southwestern	16	25–27, 30	1,876	493	89	74	82	18	6	11	9	5	5	2
California	9	31	479	495	77	67	67	31	16	26	10	6	5	1
All areas studied	184	1–31	[5]23,963	339	84	64	79	27	11	16	7	3	5	2

[1] See footnote 4, p. 3.

[2] The following percentage of the land owned by landlords reporting from selected States was purchased: New York, 61; New Jersey, 62; Pennsylvania, 76; Delaware, 61; Maryland, 71; Ohio, 69; Michigan, 72; Illinois, 75; Wisconsin, 82; Iowa, 88; North Dakota, 84; Kansas, 85; Oklahoma, 82; Virginia, 71; North Carolina, 71; South Carolina, 76; Georgia, 74; Kentucky, 74; Alabama, 75; Mississippi, 87; Texas, 84.

[3] All the land owned is not necessarily in the area, and owners grouped as owning rented farms in States where they had little opportunity to homestead may have homesteaded in other States.

[4] Less than 0.05 per cent.

[5] Includes a few scattered records.

TABLE 25.—*Extent to which acreage owned by farm landlords was rented to tenants. A comparison between owners who purchased all their land and owners who inherited all. Selected areas, 1920*

Location			Owners studied		Percentage and class of owners			
					Purchasers		Inheritors	
States	Counties		Purchasers	Inheritors	Renting all land	Area rented	Renting all land	Area rented
	Total	Group [1]						
	Number	*Number*	*Number*	*Number*	*Per cent*	*Per cent*	*Per cent*	*Per cent*
Northeastern	31	1–4, 15, 16	2,231	625	69	81	80	93
North Central	64	5–11	7,307	1,379	79	87	88	93
Great Plains	30	12–14, 28, 29	2,342	197	67	81	81	91
Southeastern	34	17–24	1,665	341	28	58	41	63
Southwestern	16	25–27, 30	1,319	110	34	63	37	70
All areas studied [2]	184	1–31	15,230	2,740	66	79	78	86

[1] See footnote 4, p. 3.

[2] Includes the California area and some scattered reports.

CHANGES IN SOIL FERTILITY

It seems to be the belief of many people that depletion of fertility and tenancy go hand in hand and that tenancy is to blame. It would be a very difficult matter to make a scientific appraisal of the changes occurring to the fertility of rented farms. Careful records would have to be kept for many years and care would have to be taken to eliminate differences in yield caused by differences in soil, in the rotation,

in the weather, in the seed, etc. The matter is complicated by changes in tenure which are brought about by tenant farms being sold from time to time to men who operate the places themselves and by owner-operators retiring from active farming and renting to tenants.

The men who own rented farms are probably well fitted to speak authoritatively on the question of changes in the fertility of their farms. Information given elsewhere in this bulletin affords ample evidence of their mature experience. Most of them live in close proximity to the land which they rent to tenants, most of them have farmed themselves, many of them have farmed and now supervise the farming on the very land which they rent to tenants.

To questions asking the number of tenants and the number of tenants who so farmed in 1920 as to decrease the fertility of the land, 23,108 owners of rented farms returned answers. The replies involve 54,474 rented farms of which 36 per cent were reported to be decreasing in fertility. Owners with 2, 3, or 4 tenants reported a larger percentage of their tenants to be farming in a destructive way than owners with 1 tenant. Owners with 5 or more tenants were less optimistic about the fertility of their farms than owners with fewer tenants. The fertility of tenant farms is decreasing more generally in the South than it is in the North, and in the North it is decreasing more generally in the States of the Great Plains than in the States to the east (Table 26).

TABLE 26.—*Tendency with regard to fertility on rented farms, selected areas, 1920* [1]

Location			Owners studied			Percentage of rented farms decreasing in fertility classified as to number of farms owned by landlords			
States	Counties		Total	Rented farms owned	Rented acres owned	All farms	1 farm	2, 3, or 4 farms	5 or more farms
	Total	Group [2]							
	Number	*Number*	*Number*	*Number*	*Thousands*	*Per cent*	*Per cent*	*Per cent*	*Per cent*
Northeastern	31	1–4, 15, 16	3,391	5,200	537	17	15	18	21
North Central	64	5–11	10,974	18,768	2,727	17	13	16	29
Great Plains	30	12–14, 28, 29	3,632	7,066	1,671	45	28	37	51
Southern	50	17–27, 30	4,596	21,370	1,047	56	37	41	63
All areas studied [3]	184	1–31	23,108	54,474	6,177	36	18	27	55

[1] Replies to questionnaires.
[2] See footnote 4, p. 3.
[3] Includes the California area and a few scattered reports.

In various sections of the country different types of farming are followed, and in the same locality many farmers handle the land about the same whether they own it or rent. Tenancy generally thrives better in a locality suited to crop farming than it does in one where livestock raising is the principal enterprise. It is more difficult to maintain fertility where crops are sold than where they are fed. In many such localities, however, the farming practice of the owner farmers is similar to that of the tenants. Where farm practice has due regard to the conservation of soil fertility, tenants have often proved themselves capable farmers, following practices more likely to maintain fertility than practices followed by owner operators in localities where crops are sold.

ADVICE AND SUPERVISION GIVEN BY OWNERS TO THEIR TENANTS

Replies were returned by 20,512 owners of rented farms to questions which revealed the total number of their tenants and the number who were given practically no advice or supervision by the landlord or his agents or overseers. The landlords replying had a total of 53,026 tenants, of whom 53 per cent were given some advice or supervision. Supervision is given more commonly by landlords with many tenants than by landlords with only a few and more commonly by landlords with a few tenants than by landlords with but one tenant. Of tenants whose landlords had but one tenant 40 per cent received some advice or supervision, whereas 47 per cent of the tenants of landlords with 2, 3, or 4 tenants, and 68 per cent of the tenants of landlords with 5 or more tenants were given some advice or supervision.

Advice and supervision are given more generally in the South than in the North even to tenants of landlords with one tenant, and as a larger proportion of the southern tenants rent from landlords with many tenants than is the case with northern tenants, more southern tenants are given advice or supervision. As one compares conditions in the northeastern, in the North Central and on the Great Plains States, it is seen that supervision is given less commonly in the Great Plains than in the North Central States and less commonly in the North Central States than in the Northeastern States. In the Northeastern States tenants less commonly get advice or supervision from their landlords than can be said of tenants of the Southern States (Table 27).

TABLE 27.—*Percentage of farm tenants given some supervision or advice by their landlords or their agents or overseers, selected areas, 1920*

Location			Tenants studied	Percentage of tenants given some supervision or advice, classified as to number renting from each landlord			
States	Counties			All tenants	1 tenant	2, 3, or 4 tenants	5 or more tenants
	Total	Group [1]					
	Number	*Number*	*Number*	*Per cent*	*Per cent*	*Per cent*	*Per cent*
Northeastern	31	1–4, 15, 16	5,065	51	42	55	73
North Central	64	5–11	18,436	44	40	44	55
Great Plains	30	12–14, 28, 29	8,134	38	33	38	42
Southern	50	17–27, 30	20,340	68	45	56	75
California	9	31	905	36	28	38	42
All areas studied	184	1–31	[2] 53,026	53	40	47	68

[1] See footnote 4, p. 3.

[2] Includes some scattered reports.

KINSHIP OF FARM TENANTS TO THEIR LANDLORDS[13]

Tenancy loses much of the menace ordinarily attributed to it in the cases where the tenant and landlord are related to each other either by blood or marriage. Of the landlords replying to the questionnaire, 39 per cent had tenants who were related to them. Of the tenants reported by the landlords, 23 per cent were relatives of the landlords. In four-fifths of the cases the relationship was that of son or son-in-law of the landlord. Figure 18 shows for tenants farming in different parts of the country the percentage who were sons or sons-in-law of their landlords, the percentage who were related to their landlords in some other way, and the percentage who were not related.

Comparing figures, on kinship for the various States, so far as they were covered by the study, it appears that Wisconsin tenants are more commonly related to their landlords than are tenants in any of the other areas studied, 42 per cent of the tenants being relatives of their landlords. About three-eighths of the tenants of Wisconsin farms are sons or sons-in-law of their landlords (Table 28).

In contrast to conditions in Wisconsin are the replies of landlords owning in the Alabama and Mississippi areas. In both of these areas the tenant class is predominatingly negro and the landlord class is predominatingly white. In both of these areas only 5 per cent of the tenants were reported by the landlords to be related to them and only 3 per cent of the tenants were sons or sons-in-law of the landlords.

PROPORTION OF TENANTS WHO RENT FARMS OWNED BY RELATIVES

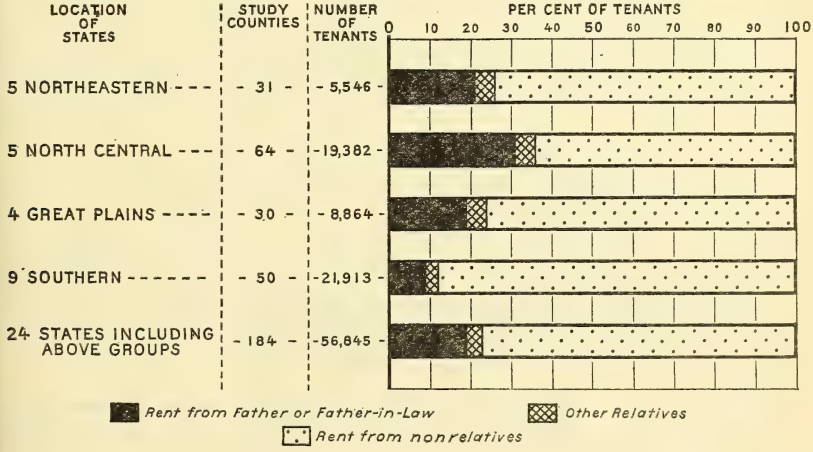

FIG. 18.—In the Northern States farm tenants are much more commonly the relatives of their landlords than is the case in the Southern States. The question of color has much to do with this. In many parts of the South where there is considerable tenancy, the landlords are mostly whites, whereas the tenants are negroes

Dividing the landlords into two groups on the basis of whether they had one or two tenants or three or more tenants, it appears that a much smaller proportion of the tenants of the latter group are relatives of the landlords than is the case of tenants of the former group.

[13] State bulletins of the United States Census of Agriculture, 1925, show by counties for Northern and Western States the percentage of cash tenants and other tenants related to their landlords.

TABLE 28.—*Extent to which farm tenants are related to their landlords, selected areas, 1920*

Area of study			Landlords reporting			Percentage of rented farms occupied by tenants of kin classified by number of tenants or degree of kinship			
State	Counties		Total	Rented farms	Percentage of landlords without any tenants of kin	All farms	1 or 2 tenants	3 or more tenants	Sons or sons-in-law
	Total	Group[1]							
	Number	*Number*	*Number*	*Number*	*Per cent*	*Per cent*	*Per cent*	*Per cent*	*Per cent*
New York	8	1, 2	957	1, 319	63	31	35	14	25
New Jersey	2	3	107	173	76	18	22	9	14
Pennsylvania	9	4	1, 780	2, 623	66	28	31	20	24
Ohio	11	5	1, 513	2, 268	64	29	34	17	24
Illinois	21	6, 7	4, 992	8, 895	55	37	41	31	31
Michigan	8	8	1, 110	1, 425	59	36	39	20	30
Wisconsin	6	9	779	1, 060	53	42	45	27	37
Iowa	18	10, 11	3, 018	5, 734	52	36	43	26	32
North Dakota	10	12	947	1, 844	65	24	32	16	20
South Dakota	1	13	175	390	55	27	44	12	24
Kansas	10	14	1, 688	3, 990	53	31	37	26	24
Delaware	3	15	328	619	78	16	18	14	11
Maryland	9	16	465	812	74	19	22	14	13
Virginia	6	17, 18	667	2, 191	67	16	24	13	12
North Carolina	9	19, 20	835	3, 134	68	13	24	11	11
South Carolina	2	21	212	889	74	9	18	8	8
Georgia	6	22	331	1, 483	65	13	29	11	10
Kentucky	11	23, 24	889	2, 062	69	19	26	13	14
Alabama	3	25	331	2, 656	74	5	29	3	3
Mississippi	5	26	492	6, 043	71	5	26	4	3
Louisiana	4	27	133	375	54	25	38	20	17
Oklahoma	9	28, 29	1, 071	2, 640	76	14	18	11	9
Texas	4	30	980	3, 080	60	20	31	16	2
California	9	31	491	965	75	18	22	12	14
All areas studied	184	1–31	[2] 24, 373	[2] 56, 845	61	23	35	15	19

[1] See footnote 4, p. 3.

[2] Includes a few scattered reports.

CHILDREN OF FARM LANDLORDS

In this country where, upon the death of the parents, the property is usually divided among the children, it is of interest to know something about the number of children in the families of owners of rented farms. Where there are many heirs even a large holding of rented farms may not afford a farm for each. Where there is one heir, or only a few, it is easier for one heir to hold the farm property intact or even to increase the acreage if the rents are used buy to more land.

Children are not the only possible heirs and where there are no children the chance of the property being divided would probably be as great or greater than where there are children. The number of landlords without children was 18 per cent of the total, 13 per cent had 1 child, 16 per cent had 2, and 14 per cent 3 children. The landlords with 8 children or more made up 8 per cent of the total number.

The number of children reported by 24,364 owners of rented farms was 77,766 which is an average of something over three for each owner. About 35 per cent of these owners had some land which they did not rent to tenants. Assuming that the land not rented would amount to a farm apiece for the owners and adding these farms, approximately 8,500 in number, to the 56,828 farms rented to tenants there would not be enough farms, if evenly distributed among the

children, to provide one for each child. But some owners have no children and, as a consequence, the children of farm landlords have an even smaller chance of inheriting a farm apiece (fig. 19).

Including the landlords without children there was an average of 1,368 children per thousand rented farms. In sections where a considerable proportion of the farm landlords have a number of

CHILDREN OF FARM LANDLORDS IN RELATION TO NUMBER OF RENTED FARMS OWNED

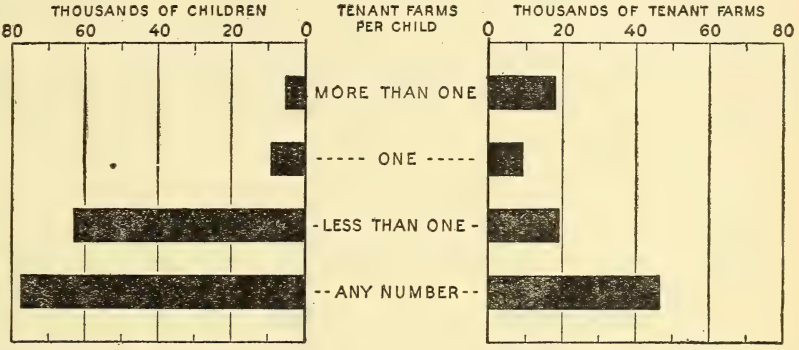

FIG. 19.—Replies received from 19,945 farm landlords indicated that only 6.1 per cent of the children of these landlords were children where parents owned more than one rented farm per child. As many as 81.1 per cent of the children of the landlords reporting were children whose parents owned less than one farm per child

rented farms, as in case of those owning in the Alabama and Mississippi areas, the number of children per thousand rented farms was low. It was 219 per 1,000 rented farms in the Mississippi area and 430 per 1,000 rented farms in the Alabama area. In sections where few farm landlords have more than one rented farm the number of children per thousand rented farms was high. It was 2,420 per

NUMBER OF CHILDREN IN RELATION TO NUMBER OF RENTED FARMS OWNED BY PARENTS

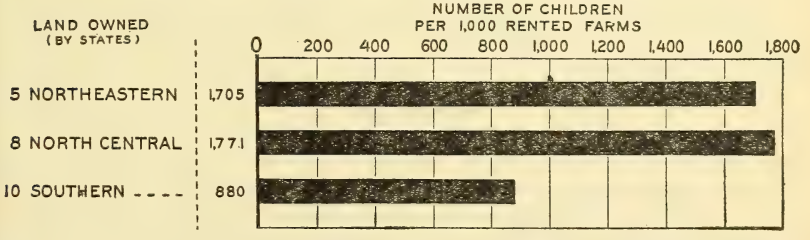

FIG. 20.—The length of the bar representing the number of children per 1,000 tenants is determined by the number of tenants reported by all landlords, including landlords who had no children. The percentage of landlords without children was 21.5 per cent for the Northeastern States, 17 per cent for the North Central States, and 17.9 per cent for the Southern States. The figure is based on the replies of 23,791 farm landlords

thousand rented farms in the Wisconsin area, 1,985 per thousand in the Pennsylvania area, and 1,970 per thousand in the Iowa area. Figure 20 shows for the northeastern, for the north central, and for the southern areas studied the number of children of farm landlords per 1,000 rented farms owned by the landlords.

The chance of a child inheriting more than one farm is greatest in those families where the parents have many farms and few children.

Such families are relatively few. Of 24,364 landlords who answered the questionnaire only 191 indicated that they owned 20 or more rented farms. They owned 7,349 rented farms. Only 147 of the 191 had children. The children of these landlords numbered 538 and the tenants 5,962. Of these children only 28 were of parents with one child, 56 were of parents with two children, and 69 were of parents with three children (fig. 21).

The fact that 87 of 147 landlords with children and with 20 or more tenants were landlords owning in the Mississippi and Alabama area and that only 12 were landlords owning in the north central areas will have considerable significance to those who appreciate the difference in the tenant farms for the two localities. A single tenant farm in the North Central States might easily have a sale value exceeding that of 20 tenant farms of the South.

NUMBER OF RENTED FARMS OWNED BY FARM LANDLORDS IN RELATION TO NUMBER OF CHILDREN

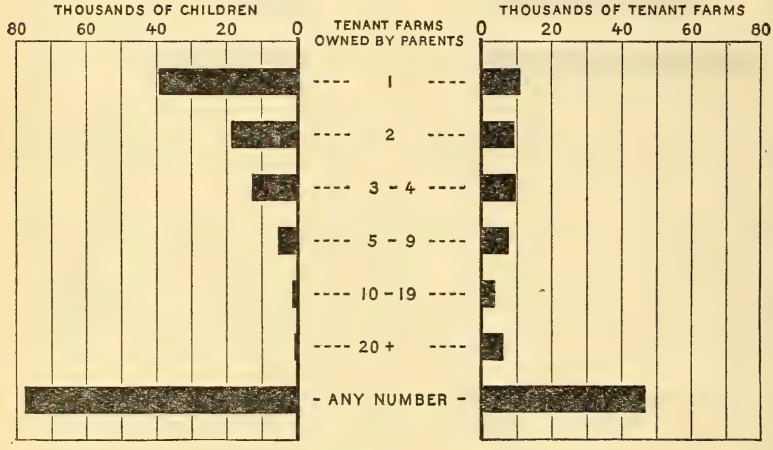

FIG. 21.—The figure shows the distribution of ownership of 46,797 tenant farms among owners with 1, 2, 3 or 4, 5 to 9, 10 to 19, or 20, or more tenant farms. By showing the number of children of each group of owners the figure reveals how few of the children of farm landlords may hope to inherit as much as a farm apiece from their parents

SUMMARY

This study of ownership of rented farms is based on conditions in 1920 in 184 selected counties where tenancy was important. The counties used are believed to be representative so that the conclusions apply in a broad way to the country as a whole.

The degree of concentration in the ownership of rented farms was similar in 1920 to that existing in 1900. In 1900 the rented farms of the country were owned by landlords whose holdings averaged 1.54 rented farms, representing 147 rented acres for each owner. In 1920 the ownership of 256,175 rented farms in selected parts of the country was in the hands of landlords who had an average of 1.65 of these rented farms each, or an average of 169 rented acres each.

Large holdings of rented farms are few in the Northern States but fairly common in the Southern States; the largest holdings being in cotton-plantation counties. Rented holdings of high value are as

common in the Northern as in the Southern States, because of the much greater value per acre and the larger size of rented farms in the Northern States. In the California area, and in 12 of the 14 southern areas studied, over 10 per cent of the rented farms were in the possession of owners with five or more rented farms. In four of the areas—in the Dakotas, Alabama, Mississippi, and California—more than 20 per cent of the rented acreage was in the possession of persons with 1,000 or more rented acres. In four areas—in central Illinois, in northwestern Iowa, in the Delta of Mississippi, and in the Sacramento Valley in California—more than half of the value of the rented farm real estate was in the possession of persons who owned rented farm property valued at $75,000 or more.

Less absenteeism is shown in the ownership of southern farms than of northern farms and less of eastern than of western farms. The greatest degree of absenteeism is shown in the Dakota counties where over 14 per cent of the rented farms were owned by persons resident neither in the State nor in adjoining States. Between 5 and 6 per cent of the rented farms in the southwestern Oklahoma, central Kansas, and central Illinois areas were owned by persons resident neither in the State nor in adjoining States. In the other areas there was even less absenteeism. It is reassuring to know that over 92 per cent of the rented farms in the 184 counties of the 24 States studied were owned by persons resident in the county in which the land was located or in counties adjoining. In none of the areas was this percentage less than 74 and in none of the counties less than 61.

Extent to which rented farms were owned by absentees probably decreased slightly in the 20-year period between 1900 and 1920. In 1900, 78.8 per cent of the rented farms were owned by persons resident in the same county and 94.7 per cent were owned by persons resident in the same State. In 1920, 80.4 per cent were owned by persons who resided in the same county and 94.9 per cent were owned by persons resident in the same State.

Most persons who own rented farms have worked on farms before and while acquiring their farms. Few have inherited farm land without working on it. Only 16 per cent of the acreage owned by persons owning rented farms was inherited and only 8 per cent of male owners of rented farms were without farm experience. Although most of the acreage owned by women owners of rented farms was acquired through the death of relatives or husbands, only 15 per cent of the persons who owned rented farms were women and they were not as large individual holders of land as men.

The fact that 81 per cent of the acreage owned by landlords was acquired by purchase or homesteading, together with the fact that almost half of the male owners of rented farms have farmed as tenants and almost three-fourths have farmed as owners, suggests that in acquiring their property the majority of farm landlords have worked on farms. Of the owners, 84 per cent had purchased some of their land and 27 per cent had inherited some of it.

In the South, landlordism is largely a phase of farm or plantation operation. Landlords usually live on the land or near it, farm a part of it with hired labor, and rent the remainder to tenants or croppers. Of owners of southern farms, 54 per cent reported their occupation as farming and 67 per cent reported their residence as on farms.

In Northern States landlordism is commonly a phase of retirement from farms. Only 20 per cent of the owners of rented farms in Northern States reported their occupations to be farming, and only 37 per cent reported that they resided on farms.

Of southern landlords, 10 per cent reported themselves without occupation, whereas 35 per cent of northern landlords were without occupation. Evidently owners of rented farms in the South do not find it as easy and profitable to rent their land after they reach the age when landlords retire from farming as is the case with northern landlords. The age at retirement from farming for male owners for the North and for the South was close to the average of both sections combined, 53.6 years. Male owners of rented farms in the South averaged 53.7 years of age in 1920 as compared with 59.5 years for northern owners.

Tenants who rent farms in Northern States are more commonly related to their landlords by blood or marriage than in the South. In several northern areas over a third of the tenants were relatives of the landlords, as compared with an average of 12 per cent of the tenants in the southern areas.

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